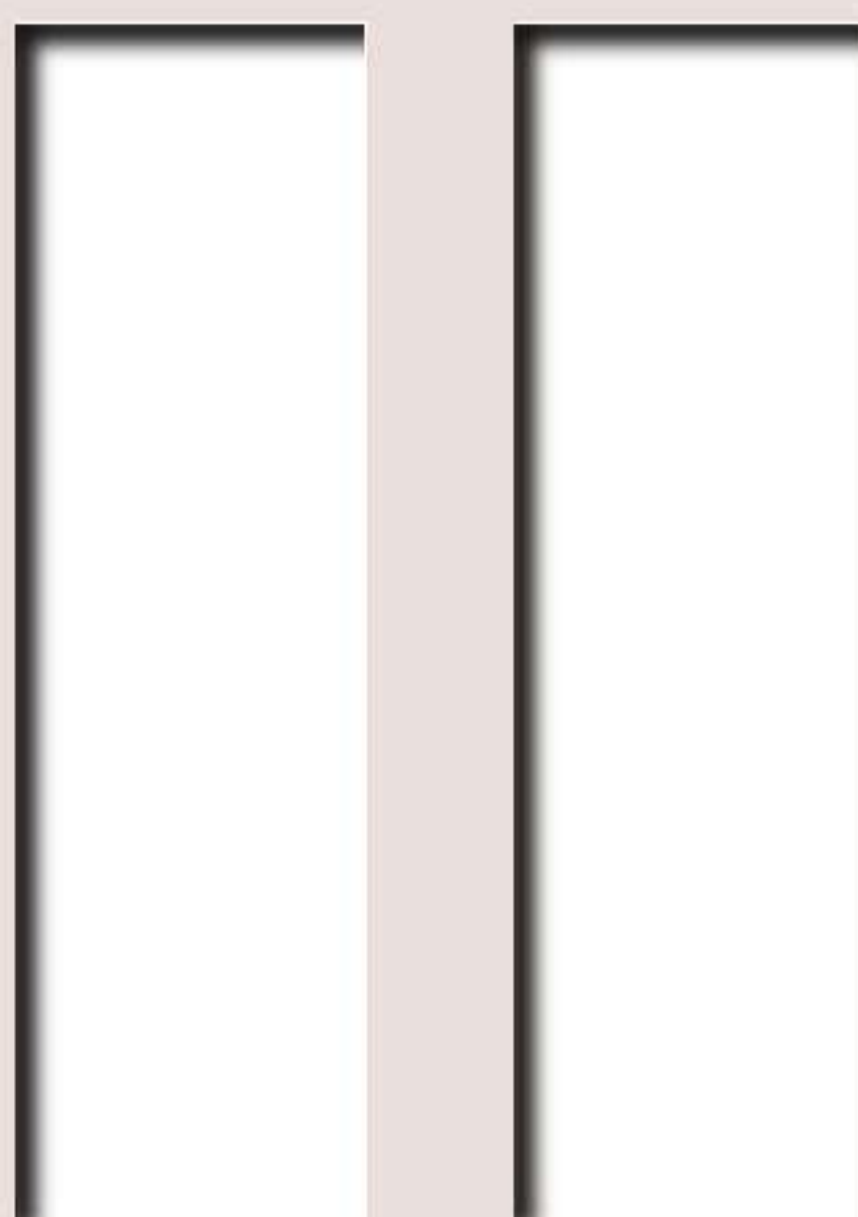


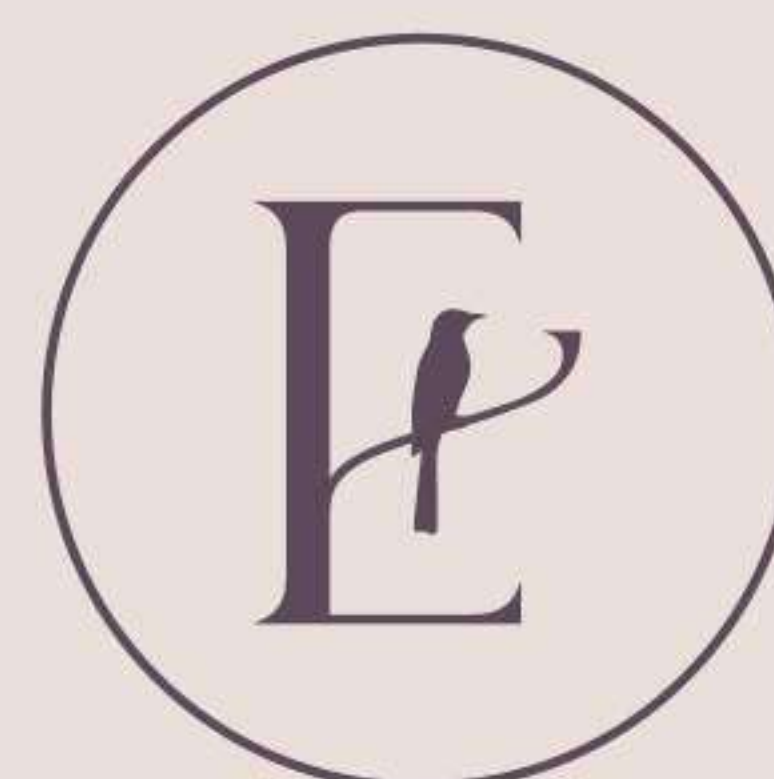
Lansum  
**Elena**  
RESIDENCES





Inspired by the  
**p a u s e**





INTRODUCING

Lansum  
**Elena**  
RESIDENCES

KOKAPET, HYDERABAD









# May the pause be with you

The Pause, or the concept of Slow Living, is a lifestyle philosophy that emphasizes a slower, more intentional approach to everyday living. It's about savouring each moment, being fully engaged in the present, having meaningful conversations, appreciating the beauty of our world and the people in our lives, and finding joy in simple pleasures.



[Inspiration >](#)



**There's a guitar sitting glumly in the corner, because it hasn't been strummed.** There's a book sulking on a shelf, because it hasn't been read. There's a pair of running shoes lying in a box, waiting to be worn. That's life. A relentless, draining, seemingly-endless series of things to do. But not necessarily the things you really want to do. Which, thankfully, is about to change. Beginning right now.

Welcome to the Pause.





## Welcome home

Can a home be designed to make you feel like switching off the phone, picking up a book, playing with the dog, telling your child a story, taking a nap, brewing some tea, chatting with a neighbour, potting a plant, observing a squirrel, whistling for no reason, chewing your food more slowly and smiling more often?

We think so.





2  
Towers

55  
Floors

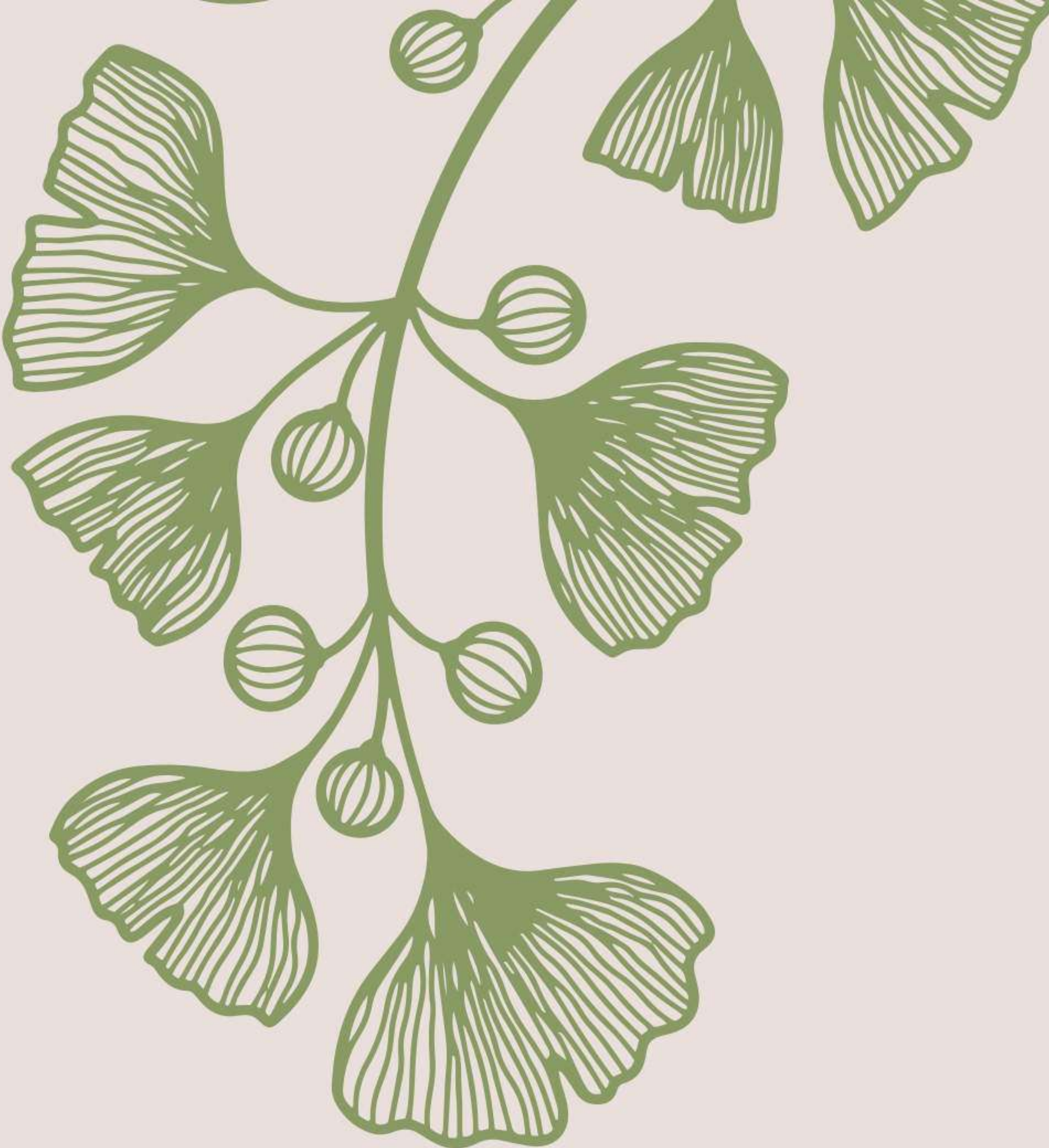
540  
Homes

3.6  
Acres

Close to  
Kokapet  
Lake







# Index

Elena Highlights	11
Amenities	16
Indoors	37
Location	44
Site Plan	47
Floor Plans	48
Specifications	62
Team Elena	72









# Pause is the promise of Elena

In the heart of Hyderabad city,  
but away from the hustle and bustle,  
lies Elena, where you can tune into  
the best of yourself.

Two tall and beautiful towers stand  
testament to a simple truth:  
that it is indeed possible to stay  
connected with yourself, and all  
the things you love, in a world of  
clutter and chaos.



[Elena Highlights](#) >



# Highlights of the Elena Life







## **For the calmer mind**

Walking trails, quiet reading nooks, and mindful spaces to promote mental clarity, relaxation, and reflection. We've also incorporated natural elements, such as indoor plants and a calming colour scheme throughout.



## **For the youthful spirit**

Solitary spaces for contemplation, meditation, and prayer. Communal spaces for a cookout with the neighbours. Art installations to sensory gardens – we offer it all.



## For the fitter body

Walking, cycling, swimming, squash, basketball, yoga – when it comes to ways to keep the body fitter, there's nothing you could ask for that's not in here.



## For the happier family

Plenty of things to do for the young. Plenty of things to do for the elderly. In fact, with different social activities and communal spaces, Elena is one big happy family.











# Pause more live more

How do you translate  
an inspiration into a building,  
and a building into a way of life?  
You design everything, every inch,  
every little nook and corner,  
to celebrate the pause.



[Amenities >](#)



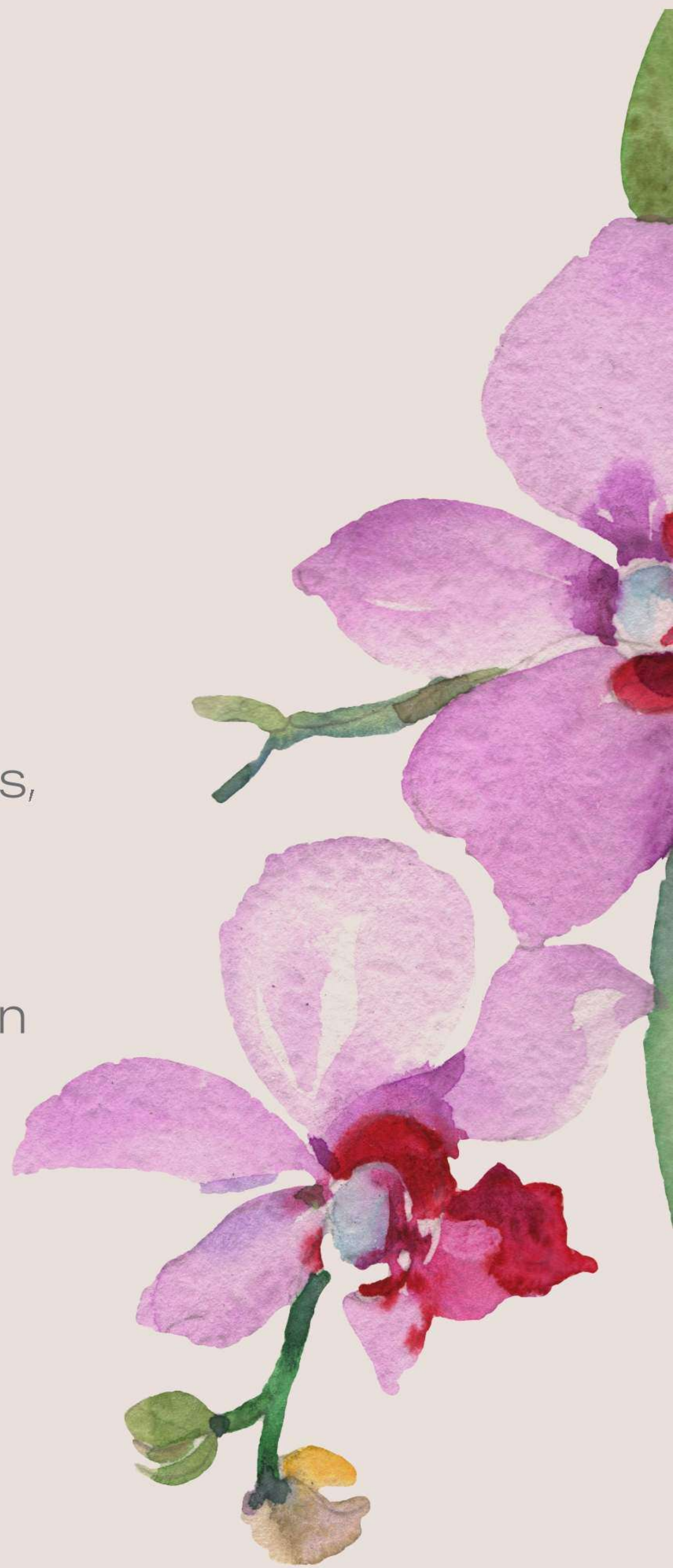
## Can you be both energised and relaxed?

Wake up, work out: our super-equipped gym awaits, or maybe, match skills on the court - badminton or squash?

Of course, we haven't forgotten about the little people. There's an area specially designed for them to let off steam. It's safe, kid-friendly but still perfect for creating havoc.

As the day turns older, how about some yoga on the deck? If you're still brimming with energy, head to the walking trails. But if you would like a little pick-me-up, a hammock awaits nestled amidst the trees. Experience peace and tranquility by the waters of the infinity pool or the many reading nooks.

As the night sets in, and the stars come out, the rooftop terrace is the place to be. A million stars are waiting to be gazed at.





## Nature & Wellness

Engage with nature in the lush tropical groves, fragrant sensory gardens, and meandering walking trails.



## Mindful Retreats

Allow tranquillity to catch you unawares, be it in quiet reading nooks, green meditative spaces, or on the rooftop terrace.

## Mind, Body, Spirit

Invite balance to flow into your life. Enjoy the open-air yoga decks, energizing fitness areas, invigorating swimming pools and calming meditation zones.





## Recreation for All

Don't forget to unwind. Play, connect, and revel at the vibrant playgrounds, multi-purpose courts, and nature-inspired children's areas.



## Celebrating Community

Get together and make memories. There are many picnic spots and community spaces (even an open-air amphitheatre) perfect for celebrations.



## Restorative Waters

Surrender to the rejuvenating power of water at the infinity pool and the seating decks overlooking calming waterscapes.











## Amenities

on the Ground Level

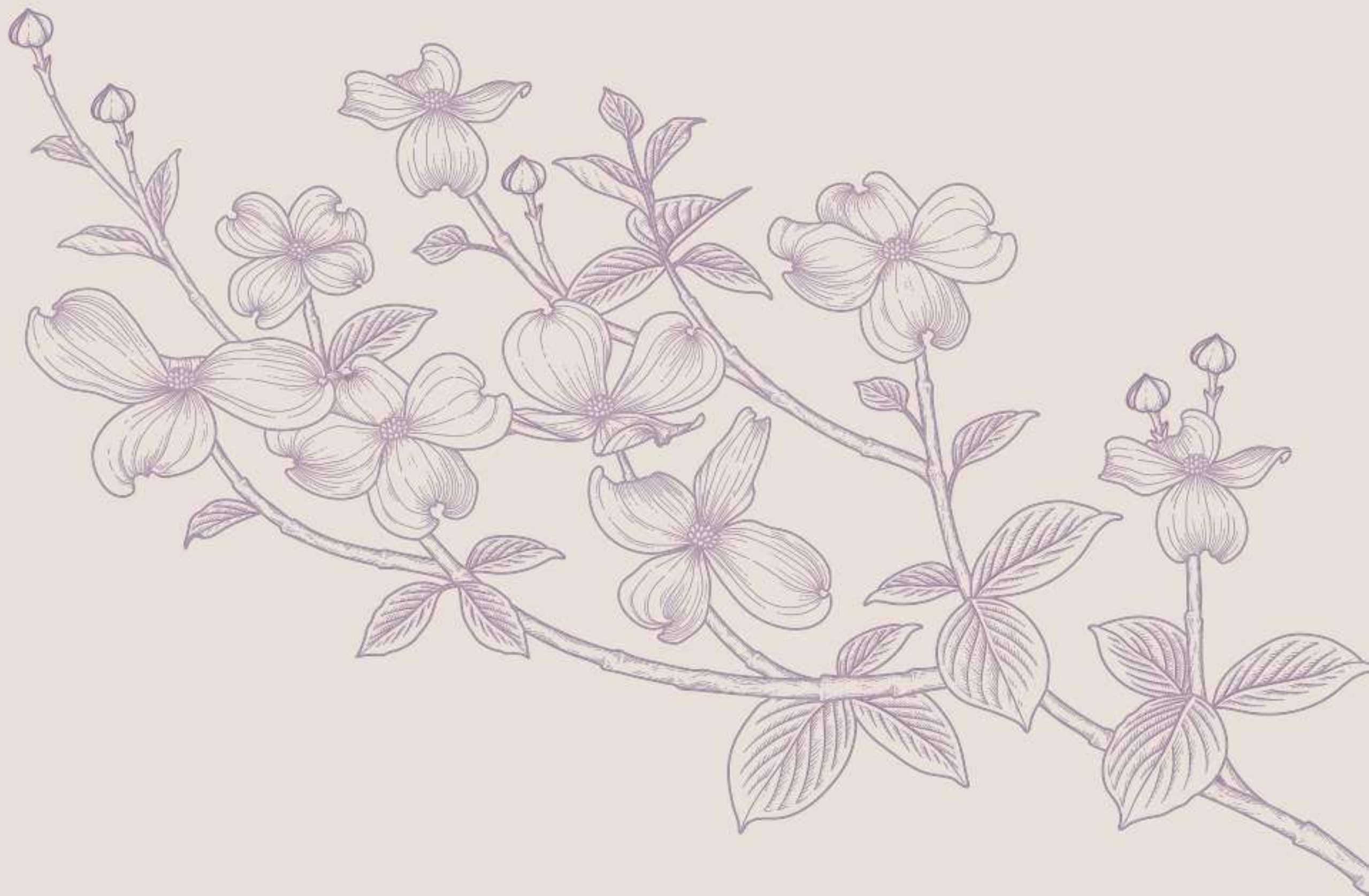
### The Outdoors

1. Elegant entryway with boundary plantations
2. Exclusive tower drop-offs
3. Refined landscape features
4. Serene nature trail
5. Tropical swings and seating
6. Elevated viewing and yoga deck
7. Tranquil tree court
8. Amphitheatre stage amidst lawns
9. Enchanting children's play area
10. Sprinting lane
11. Sprawling lawns with seating
12. Sacred green space
13. Sensory garden path
14. Relaxing tree hammocks
15. Scenic walking trail
16. Stepping stone trail through bamboos
17. Outdoor al fresco dining
18. Pet-friendly lawns
19. Deck-seating
20. Natural seating area
21. Multi-sport play courts
22. Abundant outdoor gathering spaces
23. Nature-inspired workstations
24. Solitary reading nooks

### Indoor Areas on the Ground Floor

25. Tower lobby and waiting lounge
26. Café-style seating
27. Table / board game space
28. Open spaces
29. Hobby room
30. Toddlers' play area
31. Community led pop-up space
32. Convenience store provision









**Amenities**  
on the Terrace







## Amenities on the Terrace

1. **Sunny Fitness Deck**

Peaceful, open-air space for yoga and fitness.

2. **Dawn to Dusk Gardens**

Beautiful landscaped areas with benches, and picnic spots.

3. **Sky Pool & Deck**

An infinity pool and deck with the most comfortable lounge chairs.



4. **Horizon Gym**

A double-height indoor-gym to inspire you to greater heights.

5. **Starlight Spa**

An irresistible outdoor spa with a jacuzzi.\*

6. **Starlit Grill**

A barbecue area with infinity dining benches, perfect for every sundown.

7. **Supernova Theater**

A great recipe for fun: an outdoor entertainment area with a screen.



8. **Stargazing Terrace**

An open landscaped area with a sundial. Lie down. Look up.

9. **Stellar Ballroom**

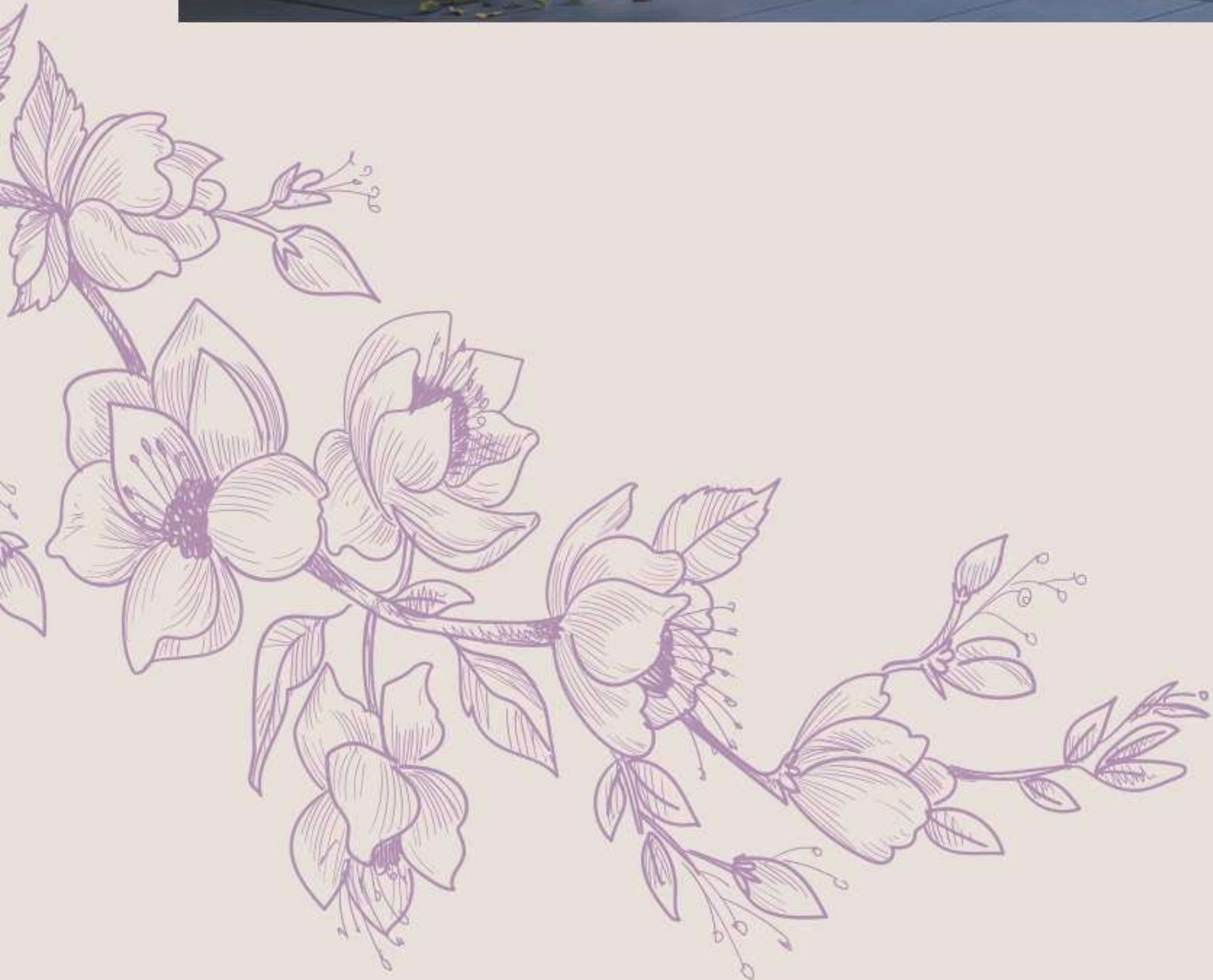
A double-height banquet hall right on top. Can things get any better?

10. **Sundowner Social**

A rooftop bar and lounge with a hearth and a heart.

\*Only a provision will be made for the designated space.











# Join the club

No one is an island. What do you do when you've had your fill of me-time? Get some we-time, of course. Welcome to a fully-loaded 50,000 sft clubhouse, where the action ranges from swimming, exercising and playing to dancing, singing and partying.



## **Fitness and Wellness**

Reach peak fitness levels at the state-of-the-art gym equipped with top-of-the-line machines for cardio and strength training.

Explore a variety of fitness sessions at the group workout studio, offering everything from invigorating zumba to calming yoga sessions.

Improve flexibility and core strength at the dedicated pilates studio.



## Get Together Get Happy

Flexible spaces including banquet halls provide the perfect setting for life's milestones, be they grand celebrations, intimate gatherings, or corporate events.

The party hall is vibrant, energetic, and perfect for having all the fun in the world.

Guest rooms provide a comfortable home away from home for visiting out-of-towners.

## Inspiration and Focus

The welcoming library is a great place to settle down with a good book. The attached co-working space is ideal for remote workdays and dedicated study sessions.

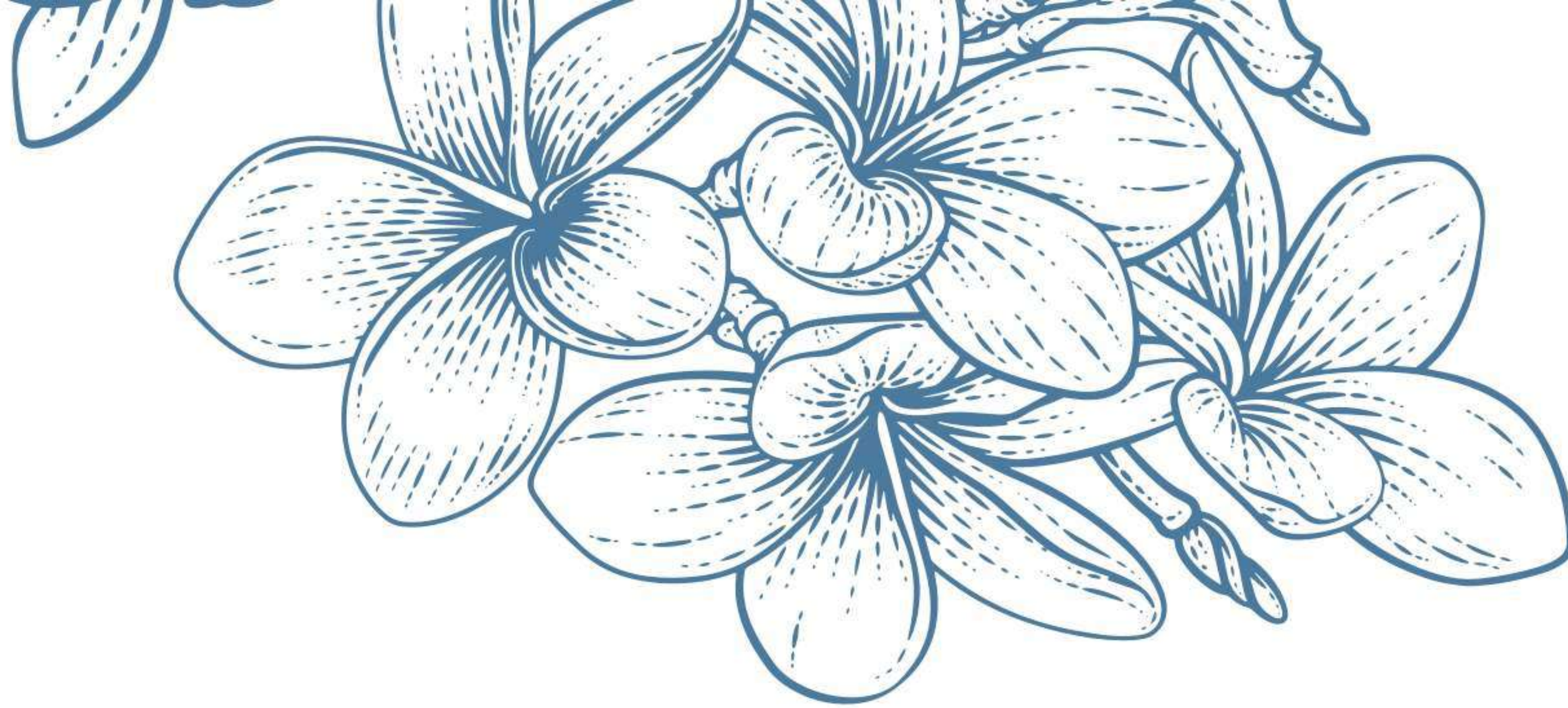


## Competition and Camaraderie

Unleash your competitive spirit. The indoor squash and badminton courts are perfect for friendly matches and serious tournaments. Challenge friends to a spirited game of table tennis, or indulge in an afternoon of pool and air hockey at the games room.







## Relaxation and Revival

Immerse yourself in the tranquil setting at our Clubhouse terrace, ensuring a refreshing and invigorating escape.

With a temperature-controlled pool perfect for a leisurely swim and soaking up the sun, and a beautifully landscaped area ideal for relaxing evenings, your retreat awaits.



## Creativity and Creativity

Let your imagination fly high. The media creation studio is the perfect hub for budding filmmakers, photographers, and content creators. The music room is perfect for all things musical, while the professional-grade recording studio is just what you need to create your very own hits. Nostalgia has its place too. The karaoke room offers a blast from the past, filled with classic tunes.\*

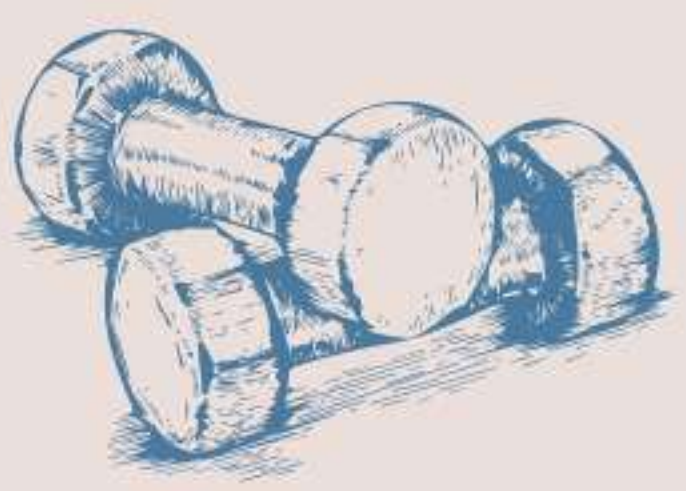








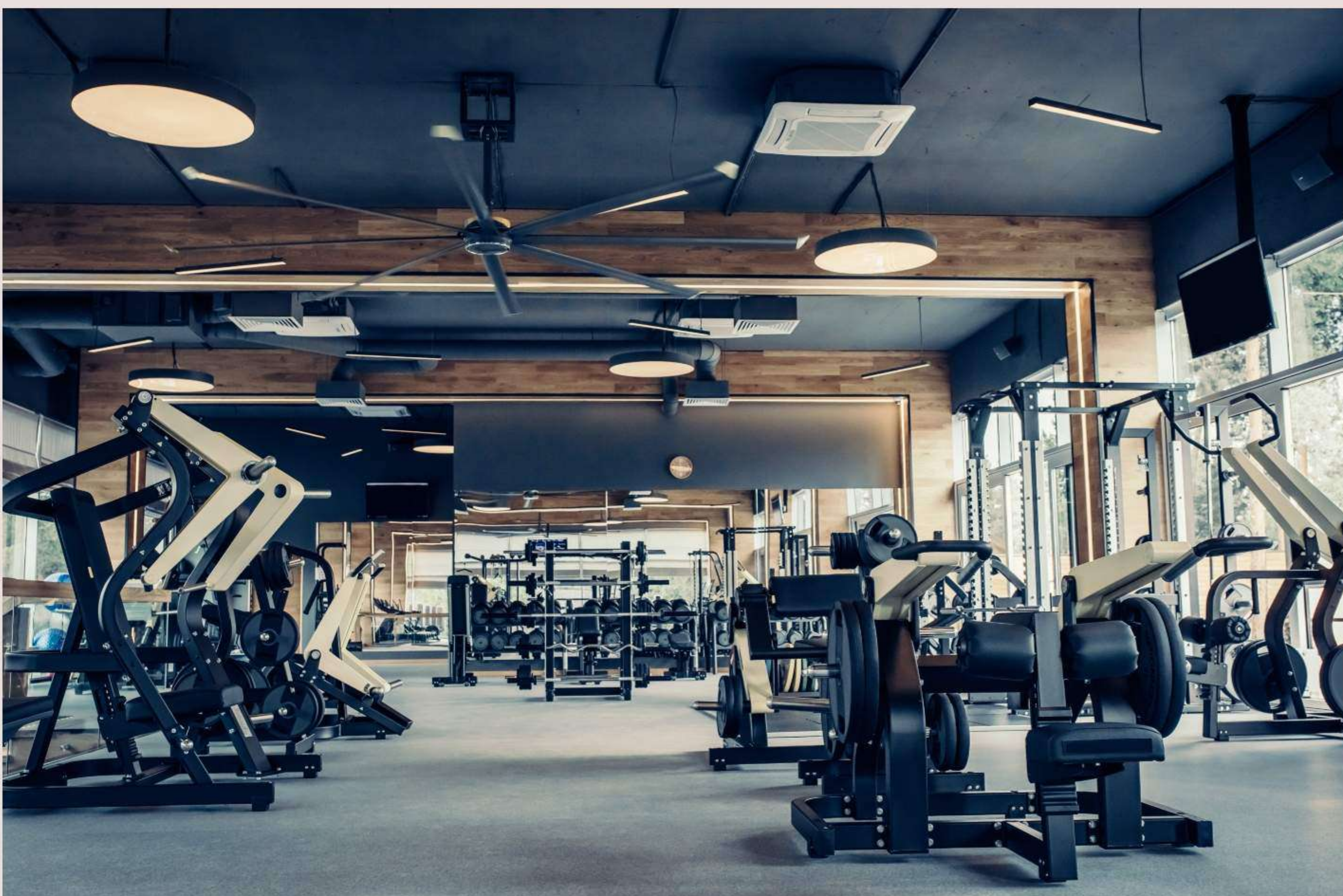
The temperature controlled pool on the 7<sup>th</sup> floor awaits. Lap it up!



A state-of-the-art gym to raise your fitness levels. With thoughtful design that raise your motivation levels.



THE CLUB





# Amenities at the Towers

## Convenience and Connection

A slew of thoughtful amenities make daily life a pleasant experience.



Find relaxation and friendly competition in the board games lounge.



Indulge in the open-air ambience of the raised amphitheatre.



Develop a hobby or skill in the hobby and instruction room.





Enjoy the convenience of the in-house supermarket and cafeteria.\*



Waiting lobbies, ATM, car wash, drivers' lounge, and EV charging stations add to a seamless experience.\*



Take a stroll in the elevated walkway.



Feeling under the weather? The provision for a doctor's room and first-aid station will cater to your healthcare needs.\*



Supervise little ones in the play area that also extends outdoors.



Access locally sourced produce and unique treasures at the community-led weekend farmer's market and pop-up shop spaces.\*



\*Only a provision will be made for the respective designated spaces.



# The Sky Bridges: Pauses and Pathways

The connecting bridges are more than just passageways. Each bridge has been transformed into a unique destination: mini havens that improve various aspects of life within the community. Presenting spaces that care for kids, foster intergenerational bonds, support the multifaceted lives of women, and ignite a love for culinary adventures.



## The Playful Pause (15<sup>th</sup> Floor)

It offers a safe and stimulating space for toddlers. Colourful play equipment, padded surfaces, and sensory experiences encourage early development and joyful exploration, while comfortable seating allows caregivers to relax even as they supervise.

## Intergenerational Connection (24<sup>th</sup> Floor)

Designed to offer a sense of community to both students, and senior citizens: quiet study nooks, and dedicated work areas offer students inspiration to focus, while comfortable seating and game tables promote interaction and relaxation among seniors. Most importantly, the shared spaces promote mentorship and valuable idea exchanges between the generations.

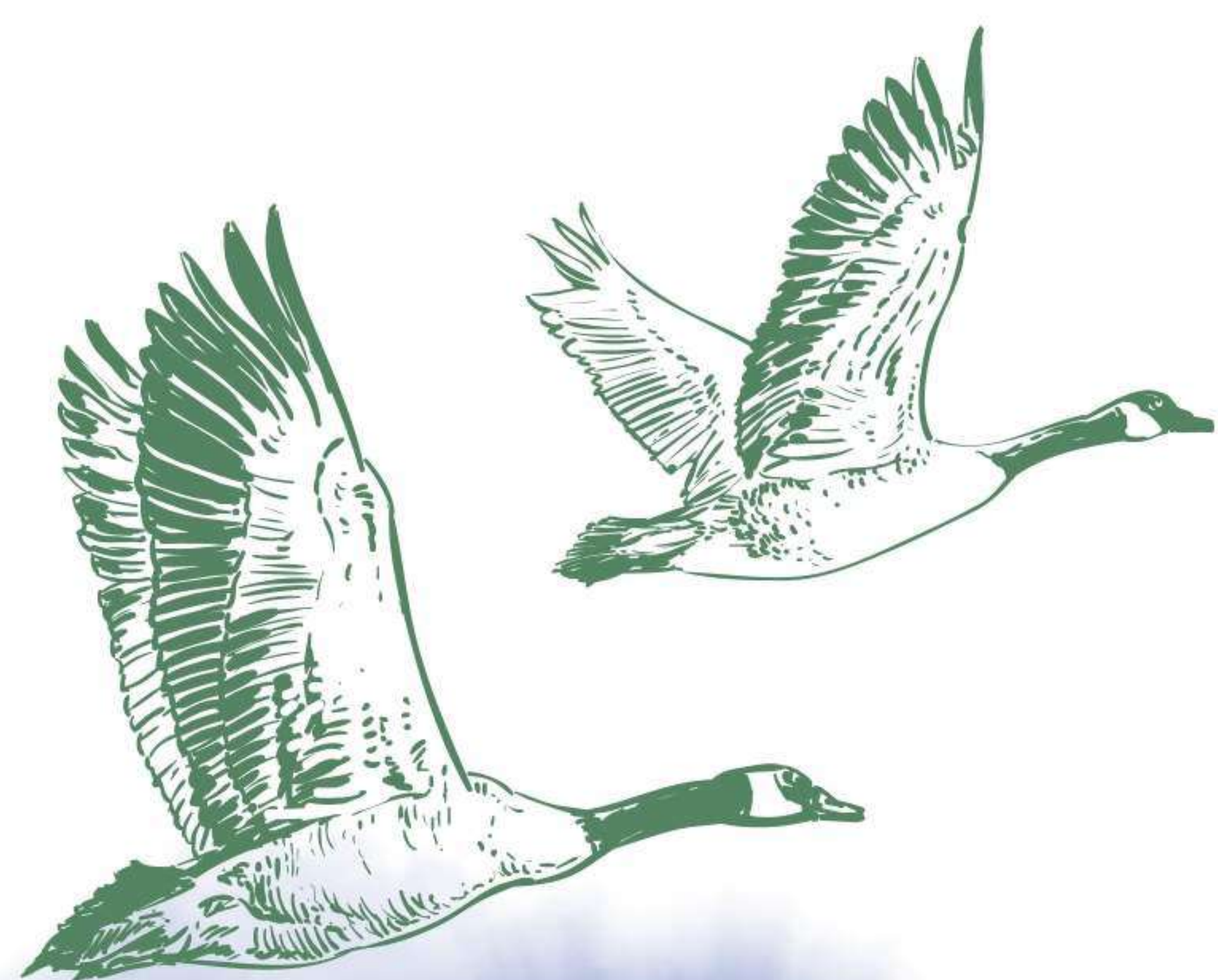






## Go Girls (42<sup>nd</sup> Floor)

Just the place for vibrant, powerful women seeking to connect, recharge, and celebrate one another. Presenting the inspiring "Strong Women" gallery, the cozy conversation nooks, and shelves celebrating women-centric books. That's not all. Dedicated spaces for fitness, work, and childcare ensure that nothing stands in the way. Go girls!



## Spice Bridge (51<sup>st</sup> Floor)

It isn't just the views that are going to take your breath away. The atmosphere is no less awe-inspiring. Get ready to host unforgettable gatherings at Spice Bridge.

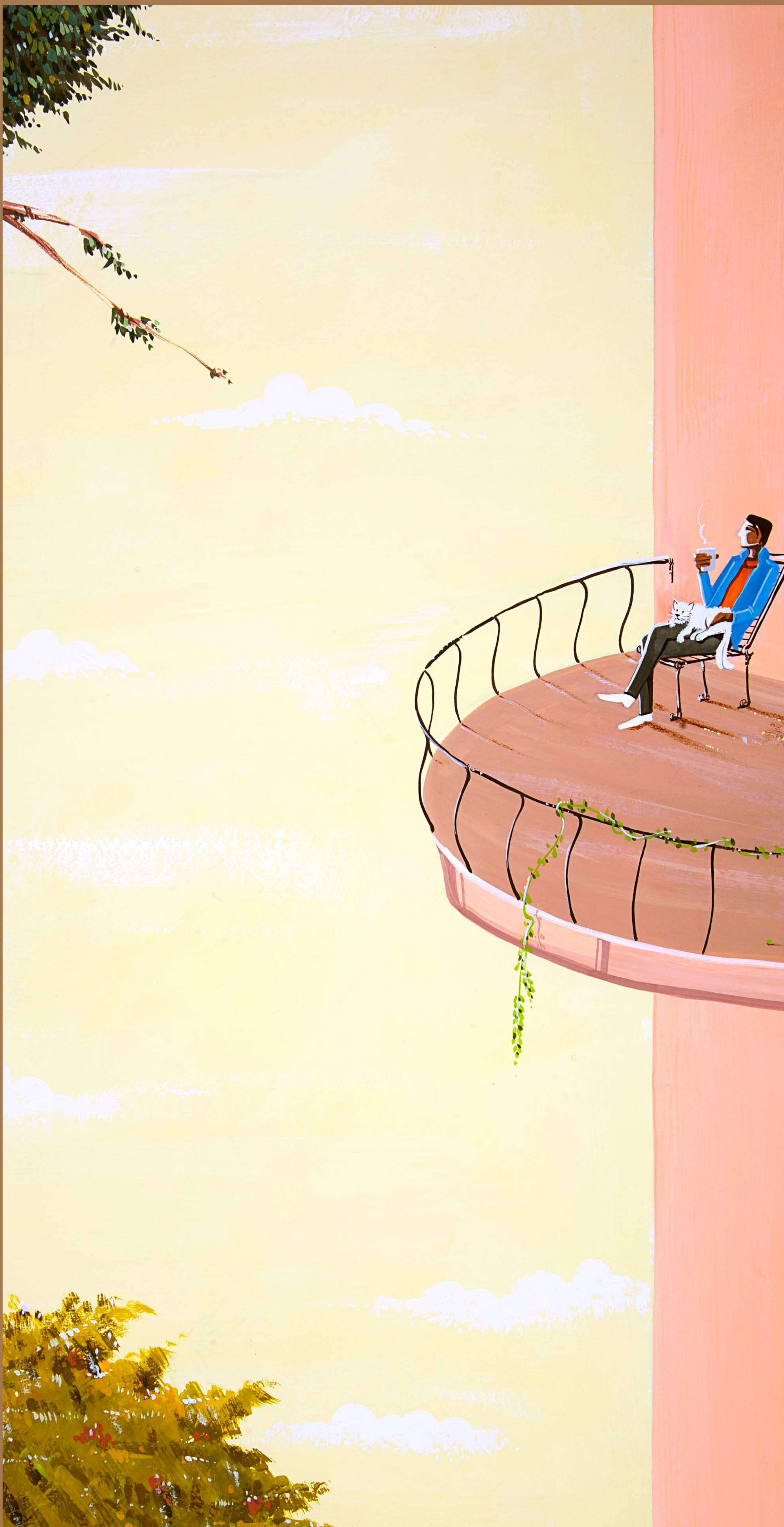
Unwind at The Brew & Leaf Lounge surrounded by cookbooks, and the aromas of fine coffees and teas from around the world. Showcase your culinary creations at the No-flame Flavour Studio.\*



\*Only a provision will be made for the designated space.











# Pause and explore your home

If Elena is relaxed and peaceful on the outside, it's warm and cosy inside, with spaces creatively designed and allocated for maximum rest and relaxation. The idea is to create an oasis of calm, complete with minimalist décor and an abundance of natural light.

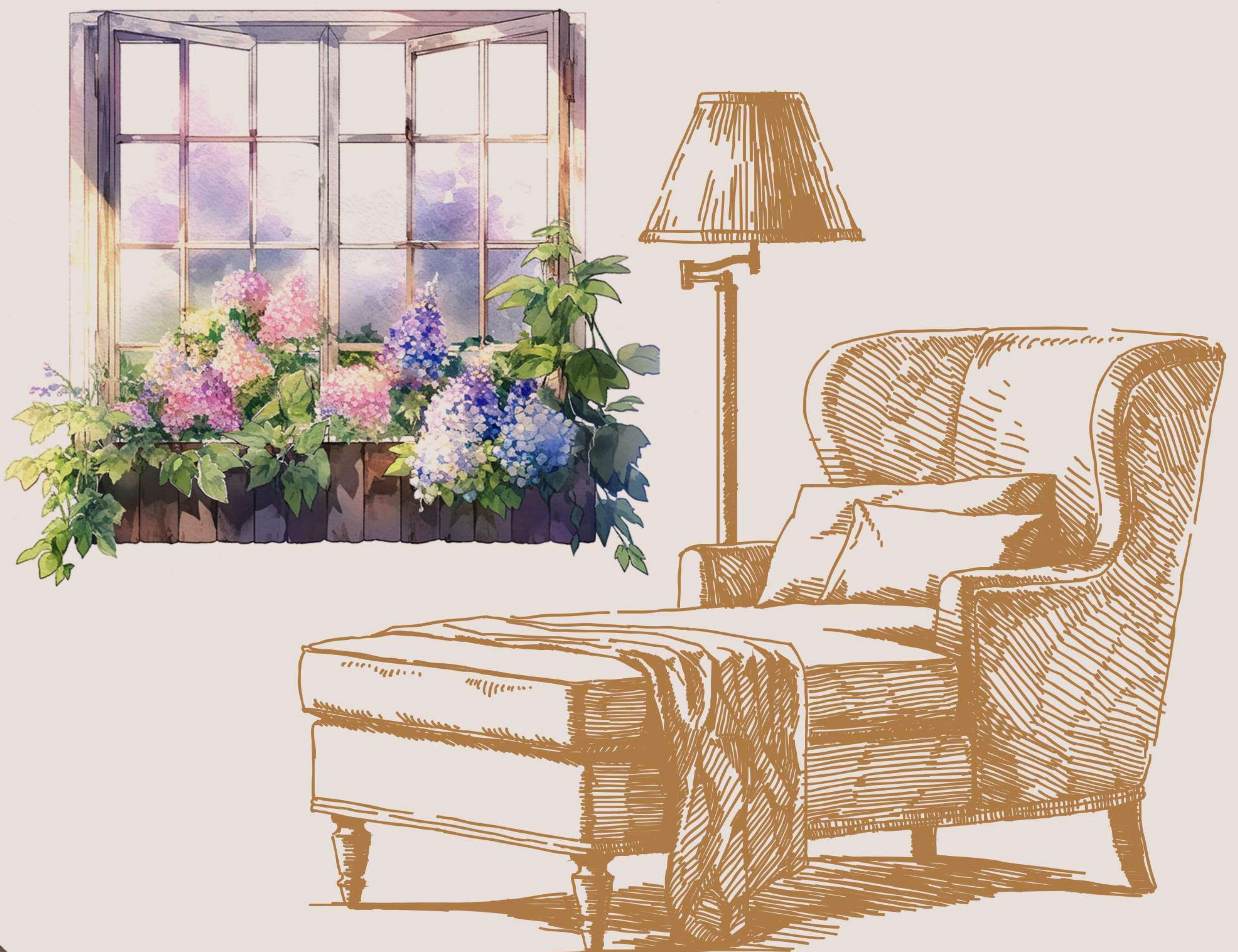


Indoors >



# Homes designed to nurture mind, body and soul

Your home is more than just a place to live – it's the foundation for a fulfilling, and balanced life. Our thoughtfully designed spaces embrace the principles of mindful living, creating spaces that encourage relaxation, connection, peace and awareness.







## Spaciousness and Flow

Generous living areas and open layouts present a sense of unhurried ease. Uncluttered spaces allow the mind to rest and focus on what truly matters.

---



## Natural Light and Healing

Large windows welcome the warmth and energy of natural light, promoting well-being and naturalising biorhythms.

---

## Flexibility and Adaptability

Whether you envision a peaceful yoga corner, a tranquil reading nook, or a focused home office, the floor plans offer you many options to create an ideal sanctuary.







## Seamless Connection to Nature

Balconies and patios with scenic views extend the boundaries of your living space, inviting you to pause, breathe, and connect with the beauty of the outdoors.

---

## Mindful Storage Options

Clutter-free living is not just possible, but effortless. Provision for ample, well-designed storage spaces guarantee it.







Living Room

## Life is for Living

The living room gives away a lot about you. What do you want it to convey? Warmth? Glamour? Light-heartedness? Whatever plans you might have for it, a beautifully-lit, well-proportioned and thoughtfully designed room awaits.



Bedroom

## Retreat and Recharge

Your bedroom is designed to be all that it should be: A private sanctuary. Created with just the right textures, materials, tones and lighting, it is perfect for utter relaxation and rest. Yawn.





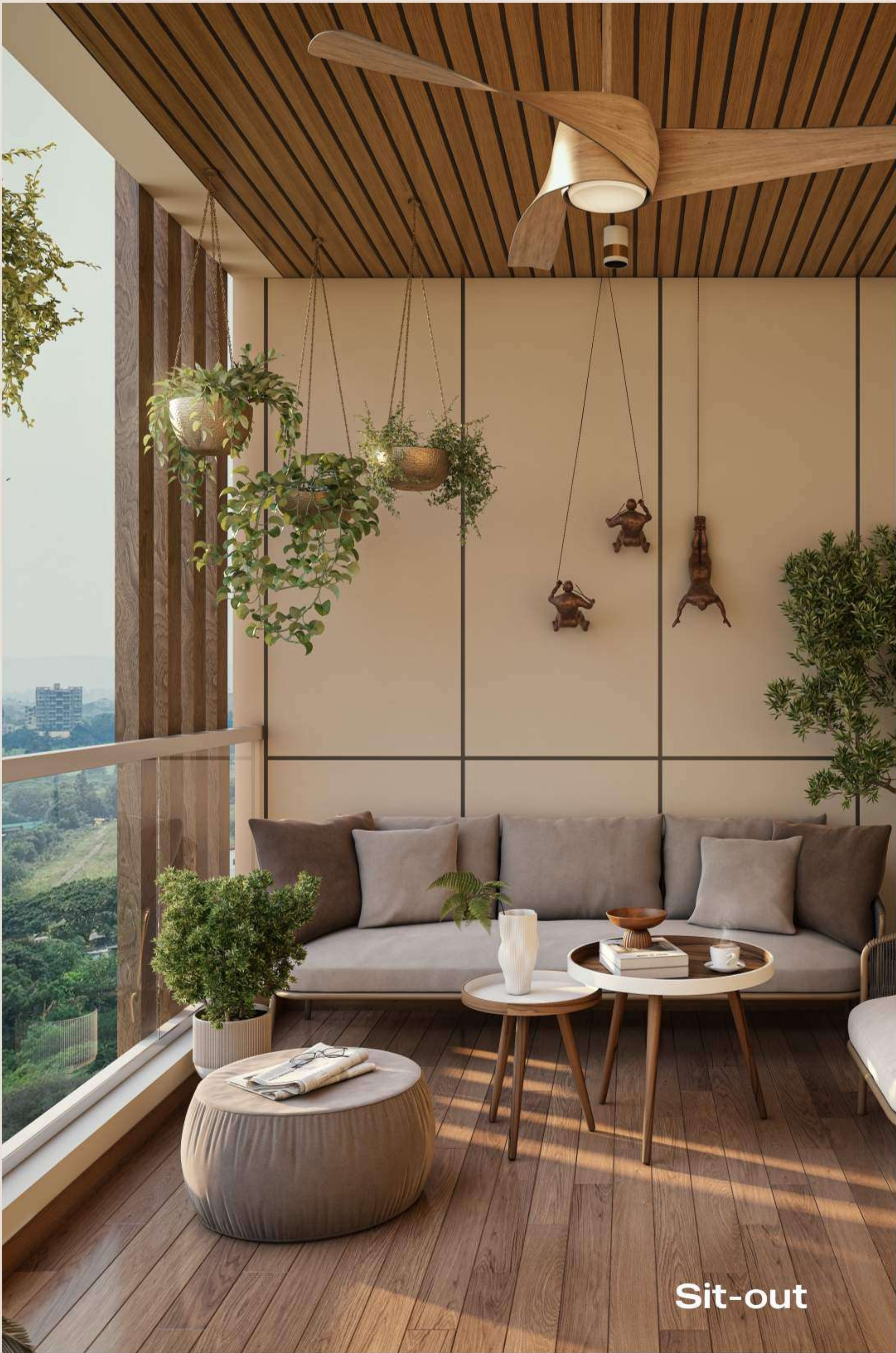
## Cook up a Storm

Welcome to the heart of your home. Gather around, enjoy an informal meal, catch up on your day, cook something on the spur of the moment, share a joke or a recipe with a friend. Presenting a contemporary kitchen that can be designed with your unique needs in mind.



## Open up your World

Large and beautiful, our balconies are designed to encourage you to enjoy the outdoors without setting foot outside your home. Is it the greenery that moves you, or the fresh air that lulls? Sip on your tea, take a walk down memory lane, or just be.





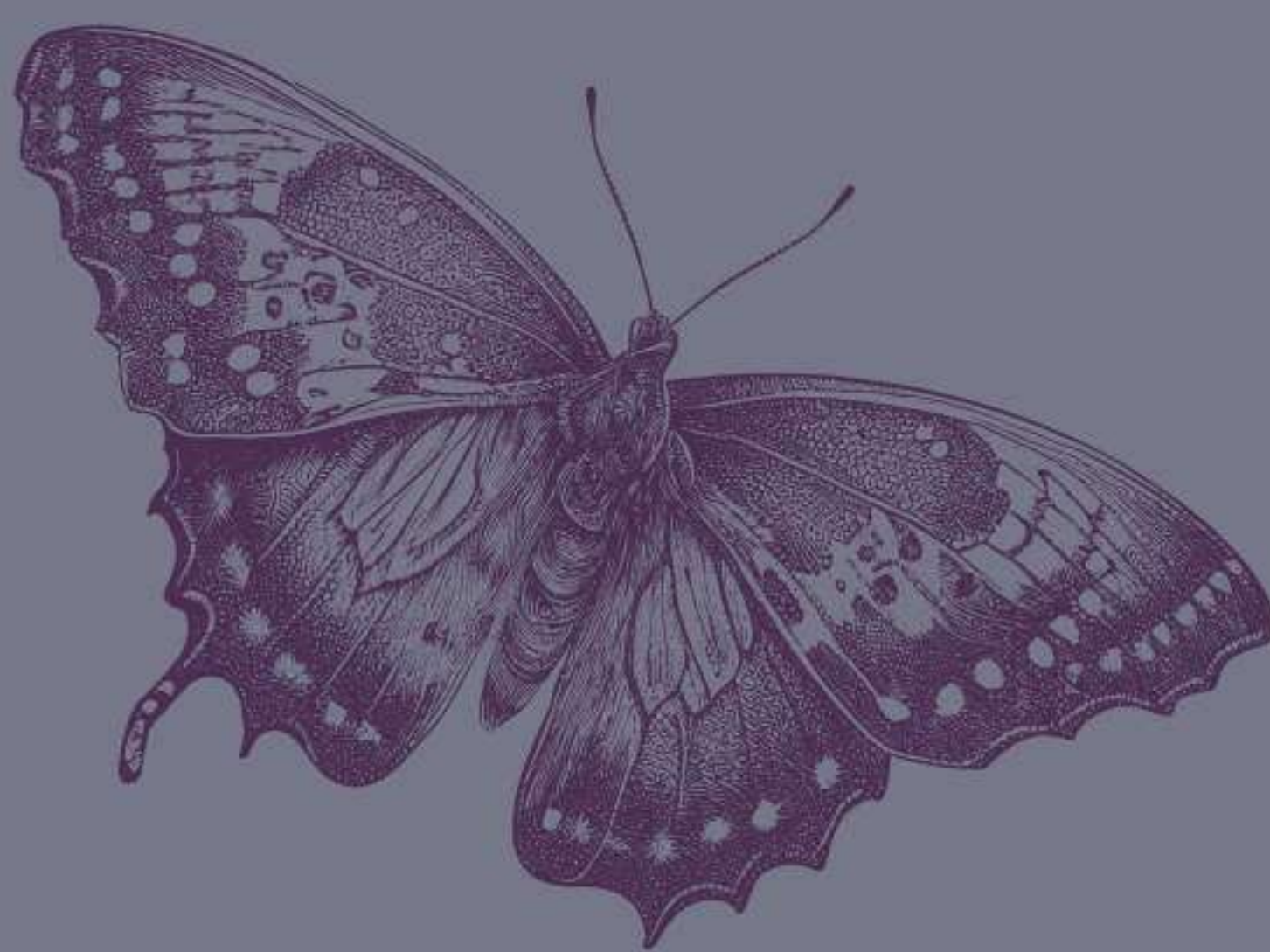






# Pause and celebrate where you are

Can the location of a home make  
a leisurely life more possible?  
Evidently, yes. Located in the Kokapet  
Lake area, we're away from the hustle  
and bustle of the city but right in the  
heart of it. So you get to enjoy beauty,  
peace and quiet, without giving up  
easy access to necessities like  
schools, hospitals, malls,  
and restaurants.



**Location** >





## Life on the Golden Mile, Kokapet

At Elena Residences, time feels abundant because it is well-spent.

There seem to be enough hours in the day to pursue passions, prioritise well-being, and nurture a sense of balance.

Welcome to the pure pleasure of having more time.

**2** minutes away from ORR Exit 1.

**10** minutes away from international schools and hotels.

**5** minutes away from the financial district.

**25** minutes away from the RGI airport.





## **Reclaim work-life balance**

Kokapet's strategic location near the Outer Ring Road ensures seamless travel to Hitec City, Gachibowli, and the financial district. The precious minutes saved on commuting make mornings less rushed and turn evenings into happy hours spent reconnecting with loved ones.

## **More time for what matters**

With quick and easy access to essential amenities, errands become less time-consuming. Proximity to world-class schools (Oakridge International and The Shri Ram Universal), and renowned hospitals (Continental and AIG), put your mind at ease. The freedom to focus on leisure, family, and the quiet beauty of Kokapet Lake becomes a way of life.

## **A life less hurried is a life more connected**

Step away from the city's chaos without surrendering its conveniences.

Indulge in a fine meal at Zega, The Sheraton. Or at Mrs. Mage, The Hyatt. Explore the latest attractions at Gachibowli. Or Hitec City. All the while knowing that your peaceful retreat awaits. Just minutes away.





Site Plan



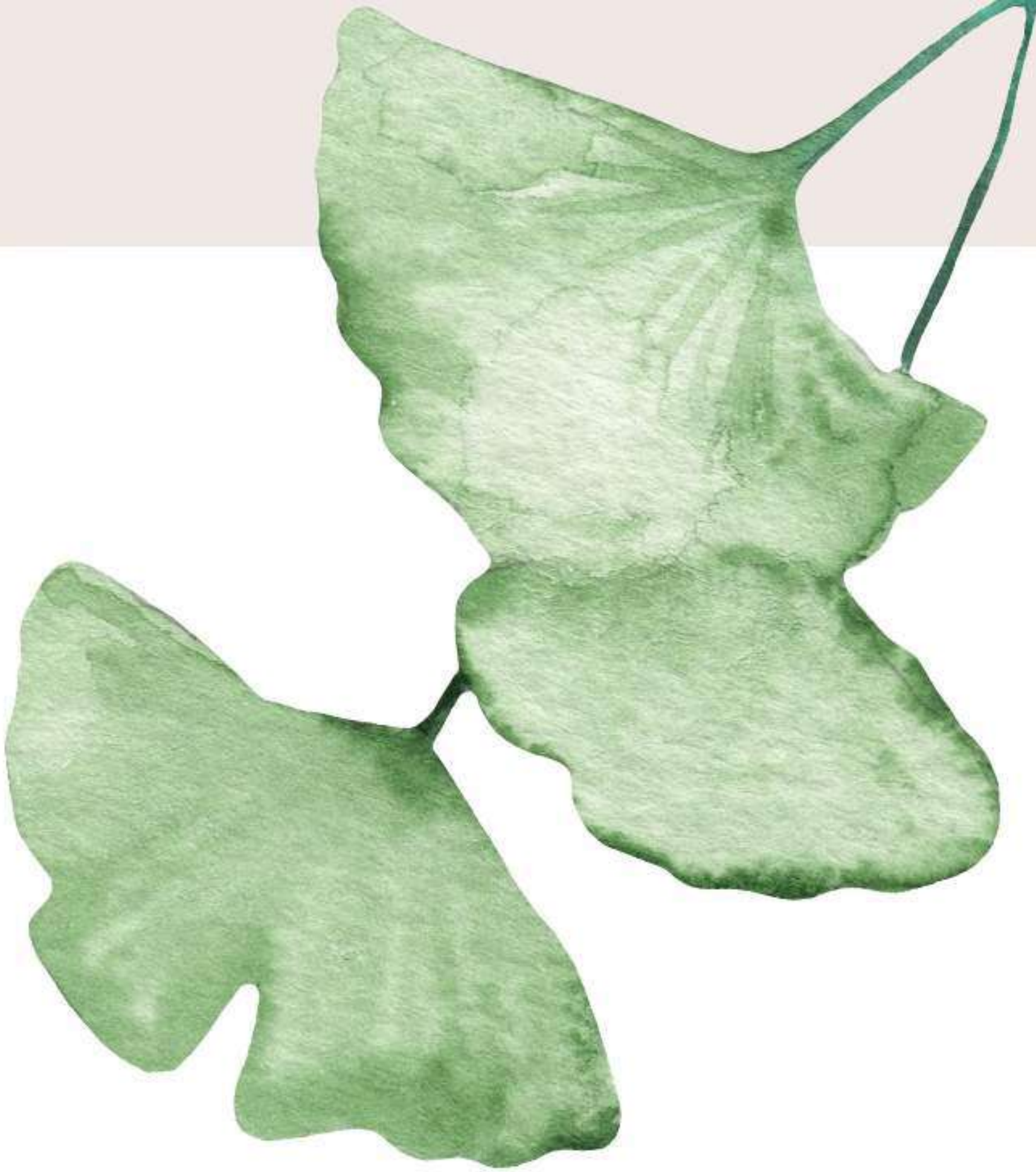


# Floor Plans



TOWER A >





# Tower A

## Master Plan



Unit 5 (East) ▲



Unit 4 (East) ▲



Unit 3 (North) ▲



▲ Unit 1 (West)



▲ Unit 2 (West)





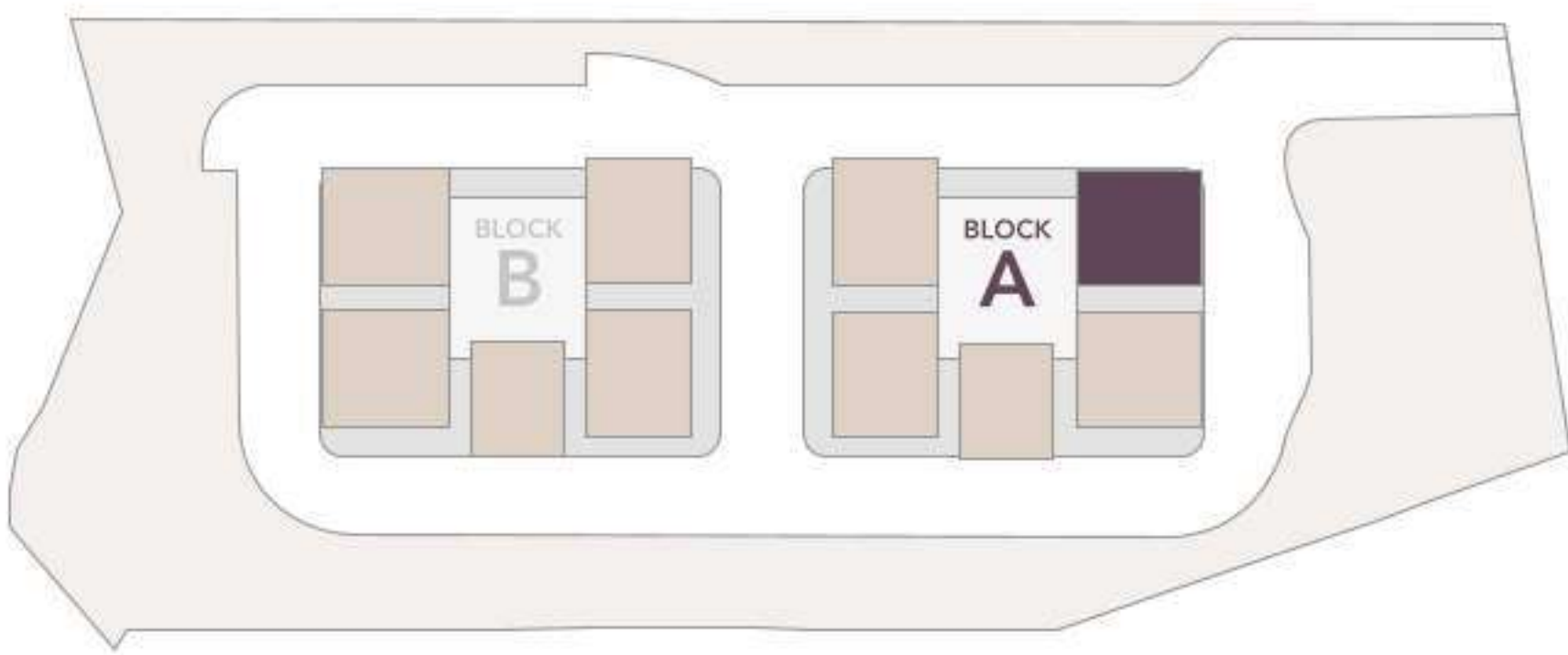
# Tower A

# Unit 1 (West)

## 4BHK

Area : 3755 Sft - Staff Room

Key Plan



- |                                 |                                    |                               |
|---------------------------------|------------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>15'0" X 13'0"       | 15 Powder Room<br>5'0" X 6'8" |
| 2 Drawing Room<br>13'0" X 14'0" | 9 Toilet<br>9'0"X 6'0"             | 16 Pooja                      |
| 3 Dining Room<br>14'0" X 20'8"  | 10 Master Bedroom<br>13'0" X 20'8" | 17 Kitchen<br>10'6" X 15'0"   |
| 4 Living Room<br>15'9" X 14'0"  | 11 Closet<br>9'0" X 7'8"           | 18 Utility Area               |
| 5 Bedroom 2<br>13'0" X 13'0"    | 12 Toilet<br>9'0" X 6'0"           | 19 Sit-Out<br>9'0" X 14'0"    |
| 6 Closet<br>7'6" X 5'8"         | 13 Bedroom 4<br>12'0" X 14'0"      | 20 Balcony                    |
| 7 Toilet<br>7'6" X 7'0"         | 14 Toilet<br>10'6" X 5'0"          | 21 Maid Room<br>8'4" X 10'0"  |
|                                 |                                    | 22 Maid Toilet<br>4'0" X 7'0" |







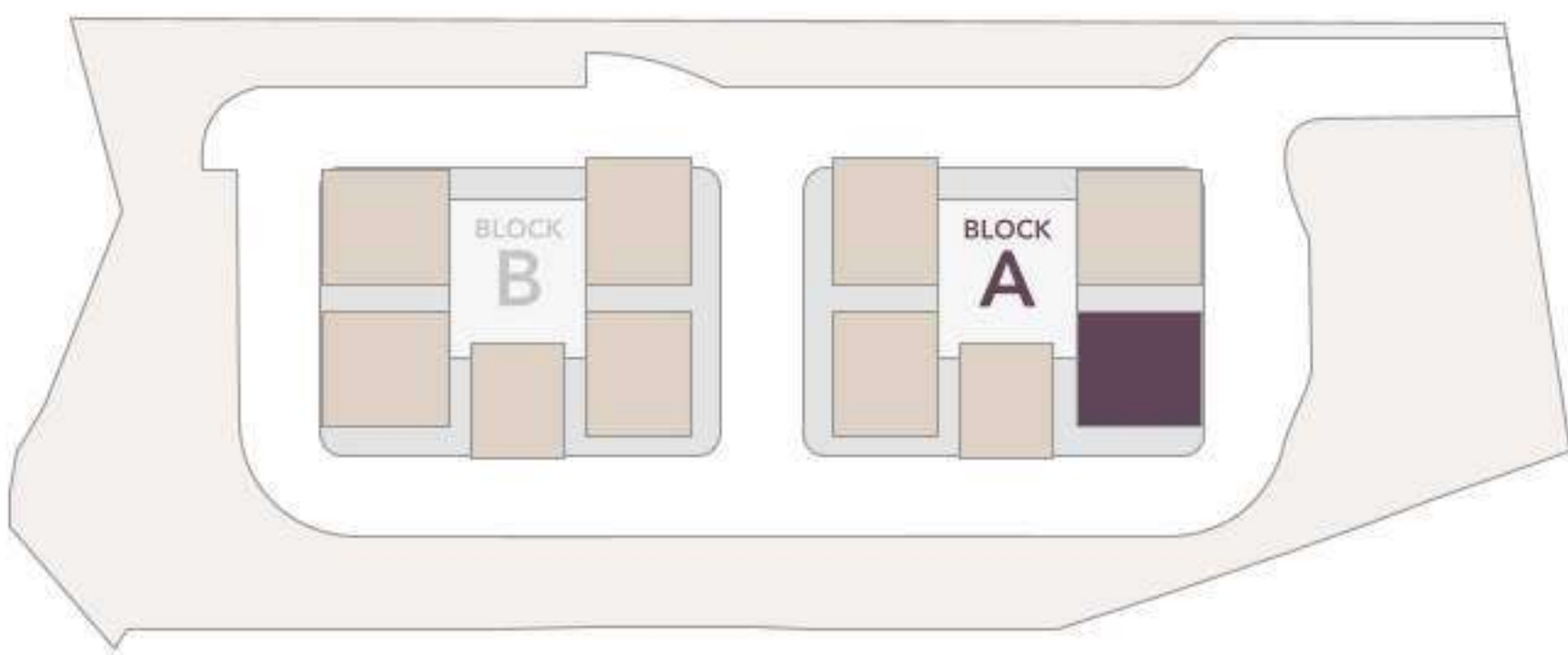
# Tower A

# Unit 2 (West)

## 4BHK

Area : 3775 Sft - Staff Room

Key Plan



- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>14'0" X 12'0"       | 15 Powder Room<br>5'0" X 5'8" | 22 Maid Room<br>10'2" X 10'0" |
| 2 Drawing Room<br>16'6" X 14'0" | 9 Toilet<br>9'0" X 6'0"            | 16 Pooja<br>6'0" X 4'0"       | 23 Maid Toilet<br>7'0" X 4'0" |
| 3 Dining Room<br>14'8" X 22'8"  | 10 Master Bedroom<br>16'6" X 13'0" | 17 Kitchen<br>11'0" X 17'4"   |                               |
| 4 Living Room<br>11'6" X 14'0"  | 11 Closet<br>7'2" X 8'0"           | 18 Store<br>8'4" X 4'0"       |                               |
| 5 Bedroom 2<br>14'6" X 12'0"    | 12 Toilet<br>9'0" X 8'0"           | 19 Utility Area               |                               |
| 6 Closet<br>7'0" X 4'8"         | 13 Bedroom 4<br>12'0" X 13'0"      | 20 Sit-Out<br>9'0" X 14'0"    |                               |
| 7 Toilet<br>7'0" X 7'0"         | 14 Toilet<br>5'0" X 9'0"           | 21 Balcony                    |                               |







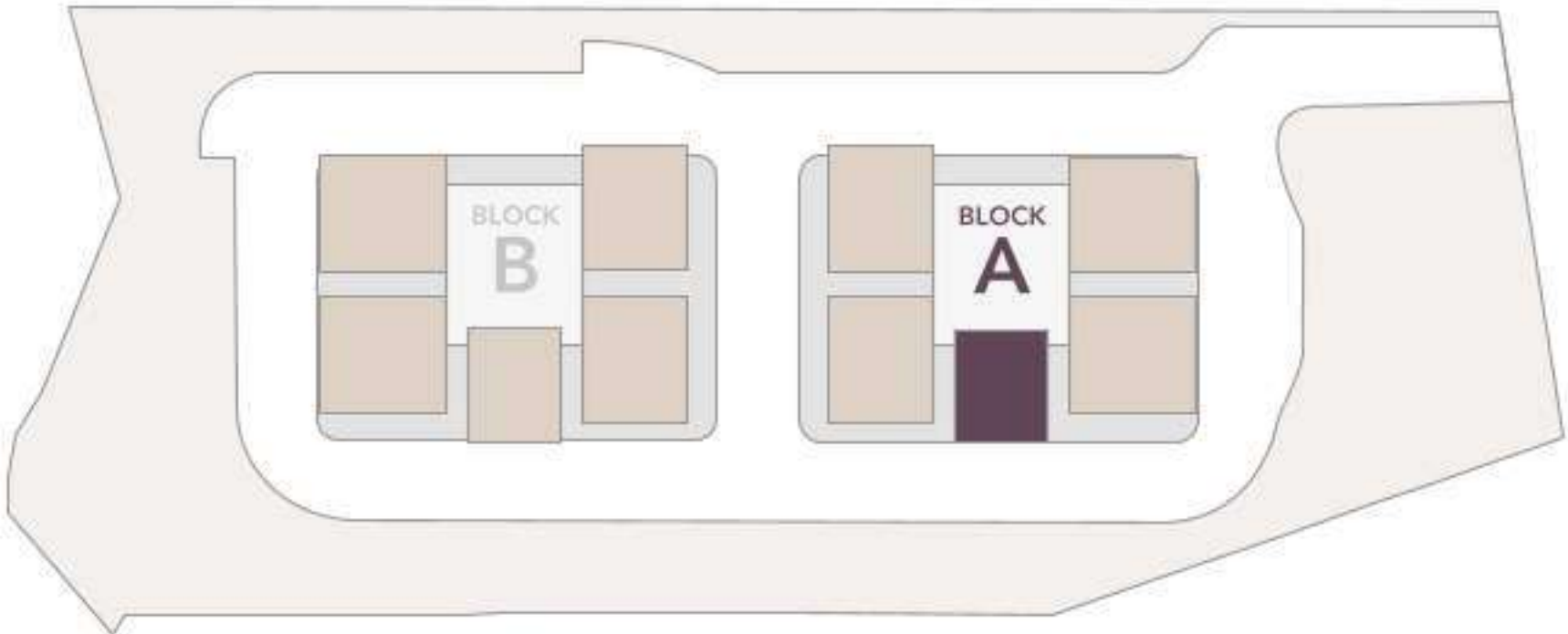
Tower A

Unit 3 (North)

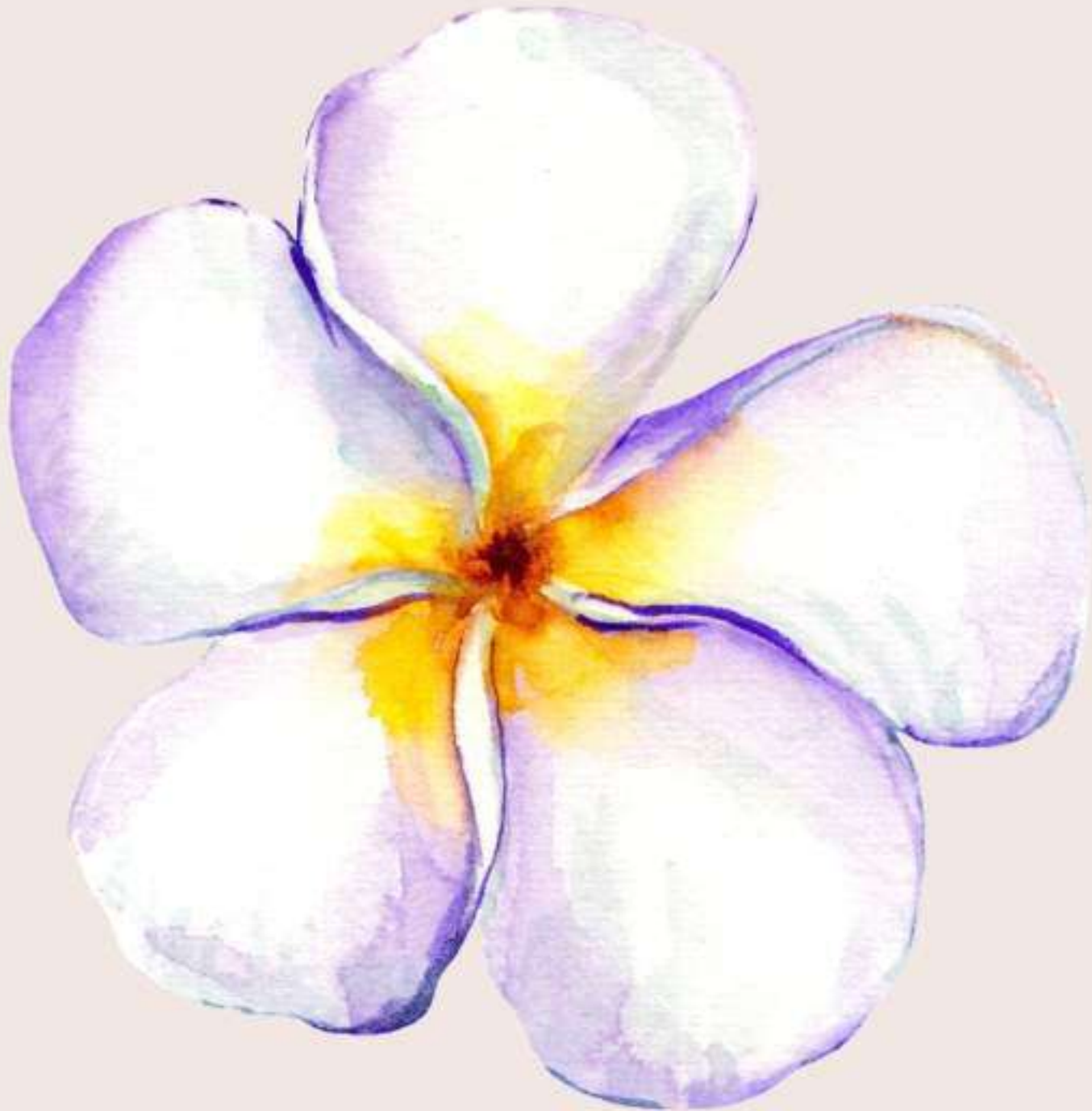
3BHK

Area : 2640 Sft - Study + Staff Toilet

Key Plan



- |   |                                 |    |                            |    |                            |
|---|---------------------------------|----|----------------------------|----|----------------------------|
| 1 | Drawing Room<br>12'0" X 12'0"   | 7  | Closet<br>5'6" X 7'0"      | 13 | Kitchen<br>12'4" X 10'0"   |
| 2 | Dining Room<br>16'4" X 13'0"    | 8  | Toilet<br>8'6" X 7'0"      | 14 | Maid Toilet<br>5'6" X 4'0" |
| 3 | Living Room<br>12'0" X 10'8"    | 9  | Bedroom 3<br>12'4" X 13'0" | 15 | Utility Area               |
| 4 | Bedroom 2<br>14'4" X 12'6"      | 10 | Toilet<br>8'0" X 6'0"      | 16 | Sit-Out<br>12'0" X 9'0"    |
| 5 | Toilet<br>9'0" X 6'0"           | 11 | Study Room<br>6'4" X 8'0"  | 17 | Balcony                    |
| 6 | Master Bedroom<br>14'4" X 15'6" | 12 | Pooja                      |    |                            |







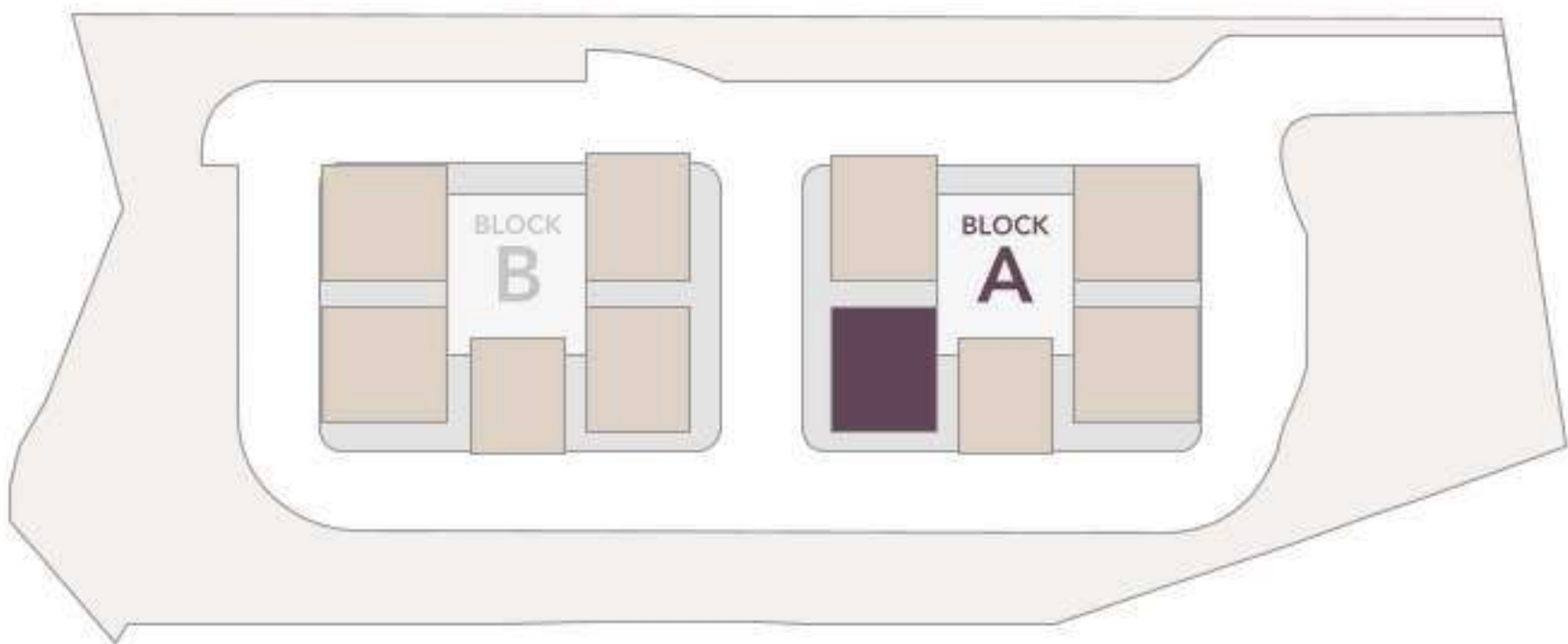
Tower A

Unit 4 (East)

4BHK

Area : 3260 Sft - Staff Room

Key Plan



- |                                 |                                    |                                |                               |
|---------------------------------|------------------------------------|--------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Toilet<br>9'0" X 5'8"            | 15 Pooja<br>4'0" X 4'0"        | 22 Maid Toilet<br>4'0" X 8'0" |
| 2 Drawing Room<br>12'0" X 13'0" | 9 Bedroom 2<br>14'0" X 13'0"       | 16 Kitchen<br>12'4" X 14'4"    |                               |
| 3 Dining Room<br>16'8" X 18'0"  | 10 Toilet<br>9'0" X 5'8"           | 17 Store<br>4'0" X 5'8"        |                               |
| 4 Living Room<br>12'0" X 13'9"  | 11 Master Bedroom<br>14'0" X 15'0" | 18 Utility Area<br>6'0" X 8'0" |                               |
| 5 Bedroom 4<br>12'0" X 12'0"    | 12 Closet<br>5'2" X 7'0"           | 19 Sit-Out<br>12'0" X 9'0"     |                               |
| 6 Toilet<br>9'0" X 6'0"         | 13 Toilet<br>8'6" X 7'0"           | 20 Balcony                     |                               |
| 7 Bedroom 3<br>12'0" X 12'0"    | 14 Powder Room<br>4'6" X 5'4"      | 21 Maid Room<br>6'0" X 8'0"    |                               |







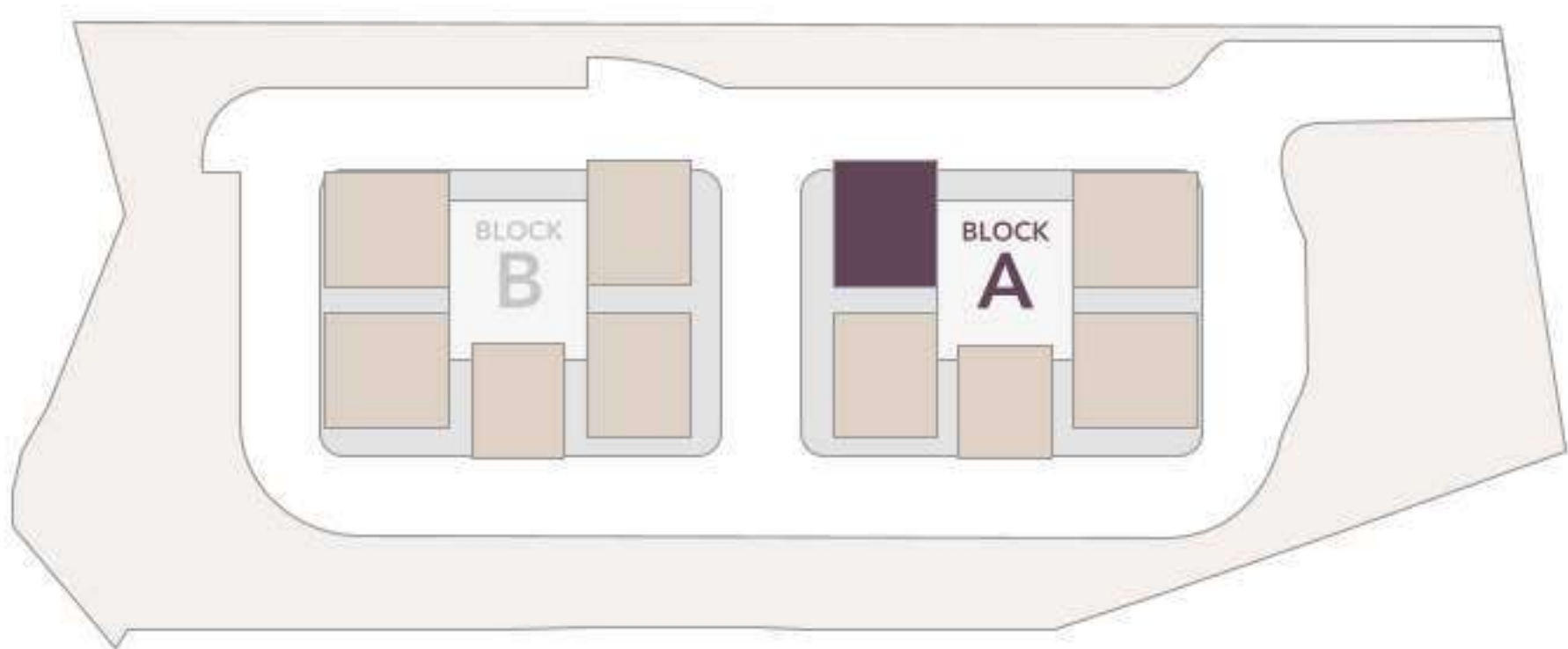
Tower A

Unit 5 (East)

4BHK

Area : 3465 Sft - Staff Room

Key Plan



- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Closet<br>5'8" X 4'0"            | 15 Powder Room<br>5'8" X 4'8" | 23 Maid Room<br>8'4" X 10'0"  |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>6'0" X 9'0"            | 16 Pooja                      | 24 Maid Toilet<br>4'0" X 6'0" |
| 3 Dining Room<br>16'8" X 19'8"  | 10 Master Bedroom<br>16'6" X 14'0" | 17 Kitchen<br>10'0" X 14'4"   |                               |
| 4 Living Room<br>12'0" X 10'2"  | 11 Closet<br>5'8" X 10'0"          | 18 Store<br>5'4" X 4'8"       |                               |
| 5 Bedroom 3<br>12'0" X 14'0"    | 12 Toilet<br>6'0" X 10'0"          | 19 Utility Area               |                               |
| 6 Toilet<br>6'0" X 9'0"         | 13 Bedroom 4<br>10'6" X 14'0"      | 20 Balcony                    |                               |
| 7 Bedroom 2<br>12'0" X 14'0"    | 14 Toilet<br>5'0" X 9'0"           | 21 Sit-Out<br>12'0" X 9'0"    |                               |
|                                 |                                    | 22 Balcony                    |                               |



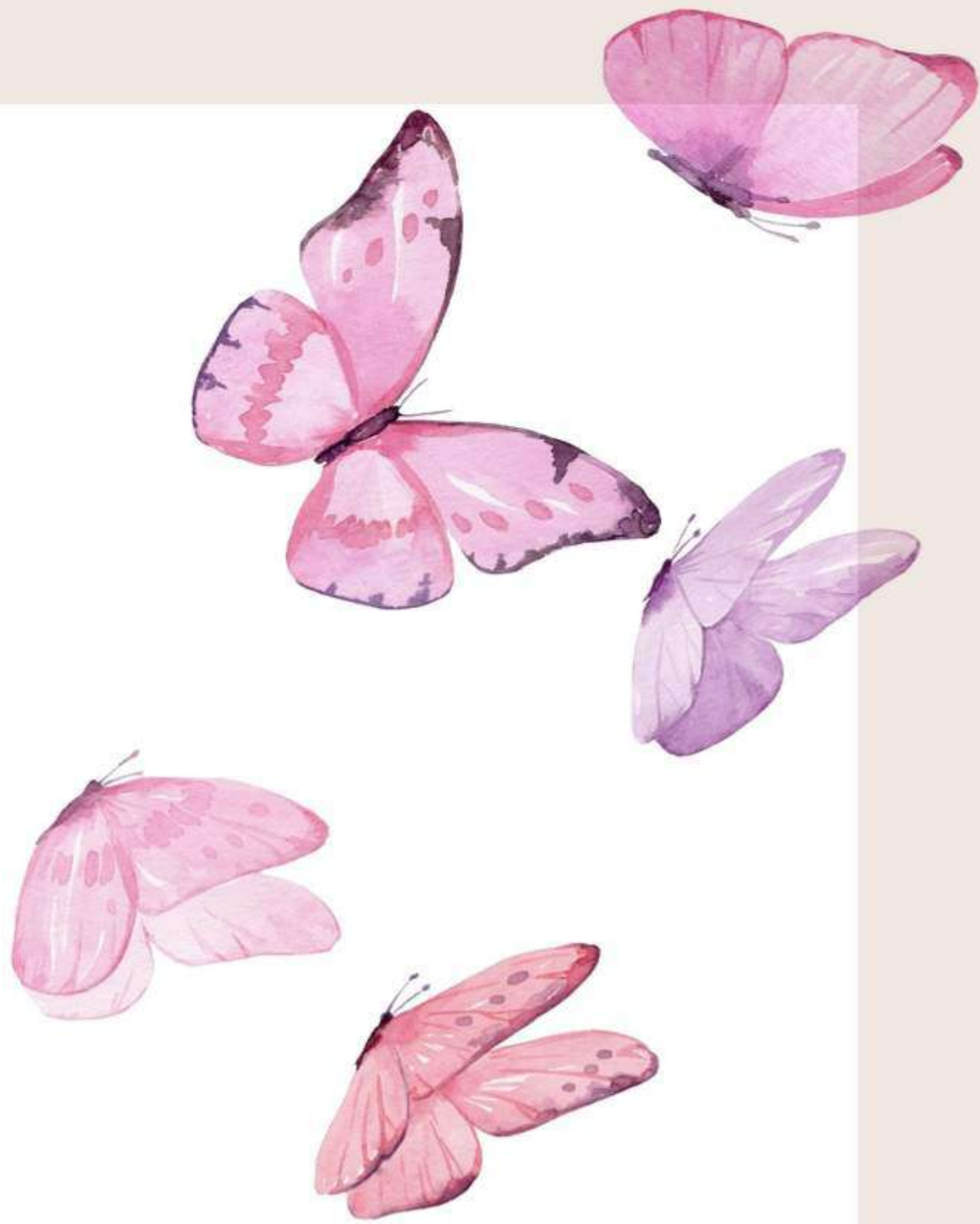


# Floor Plans



TOWER B >





# Tower B

## Master Plan







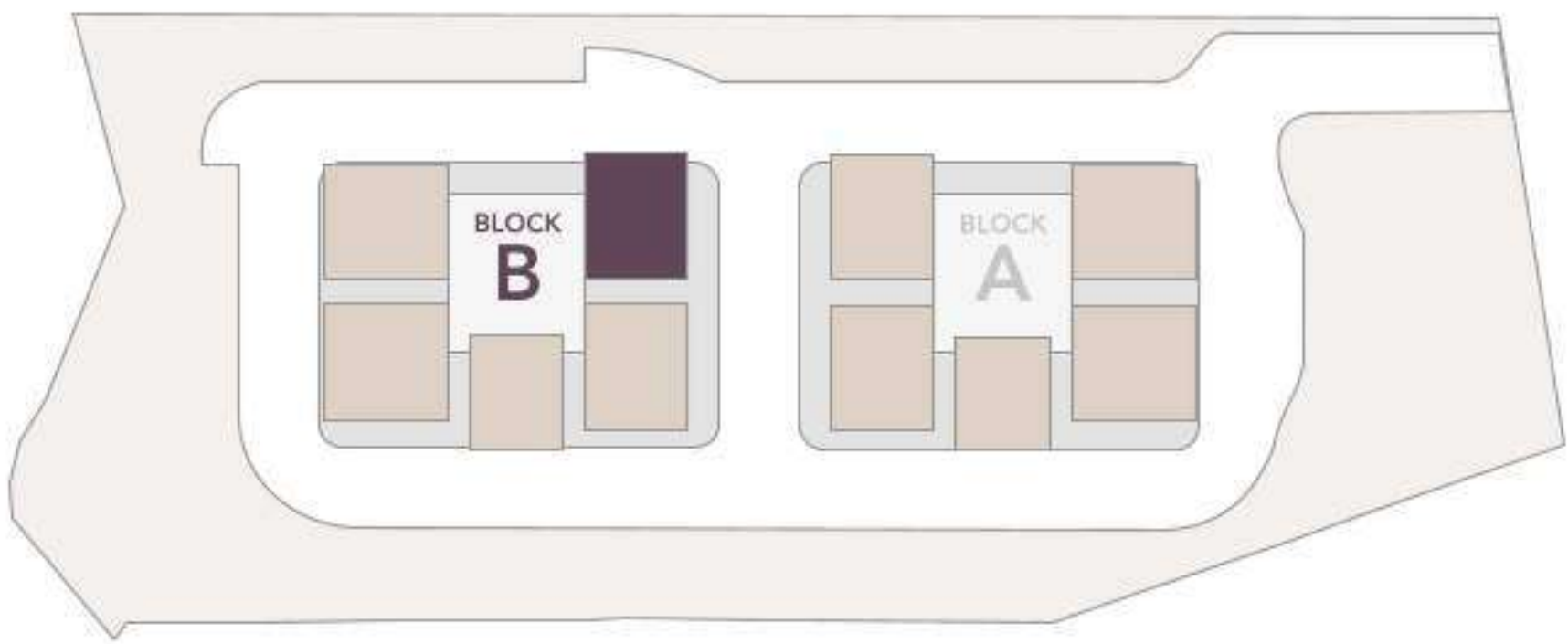
Tower B

Unit 1 (West)

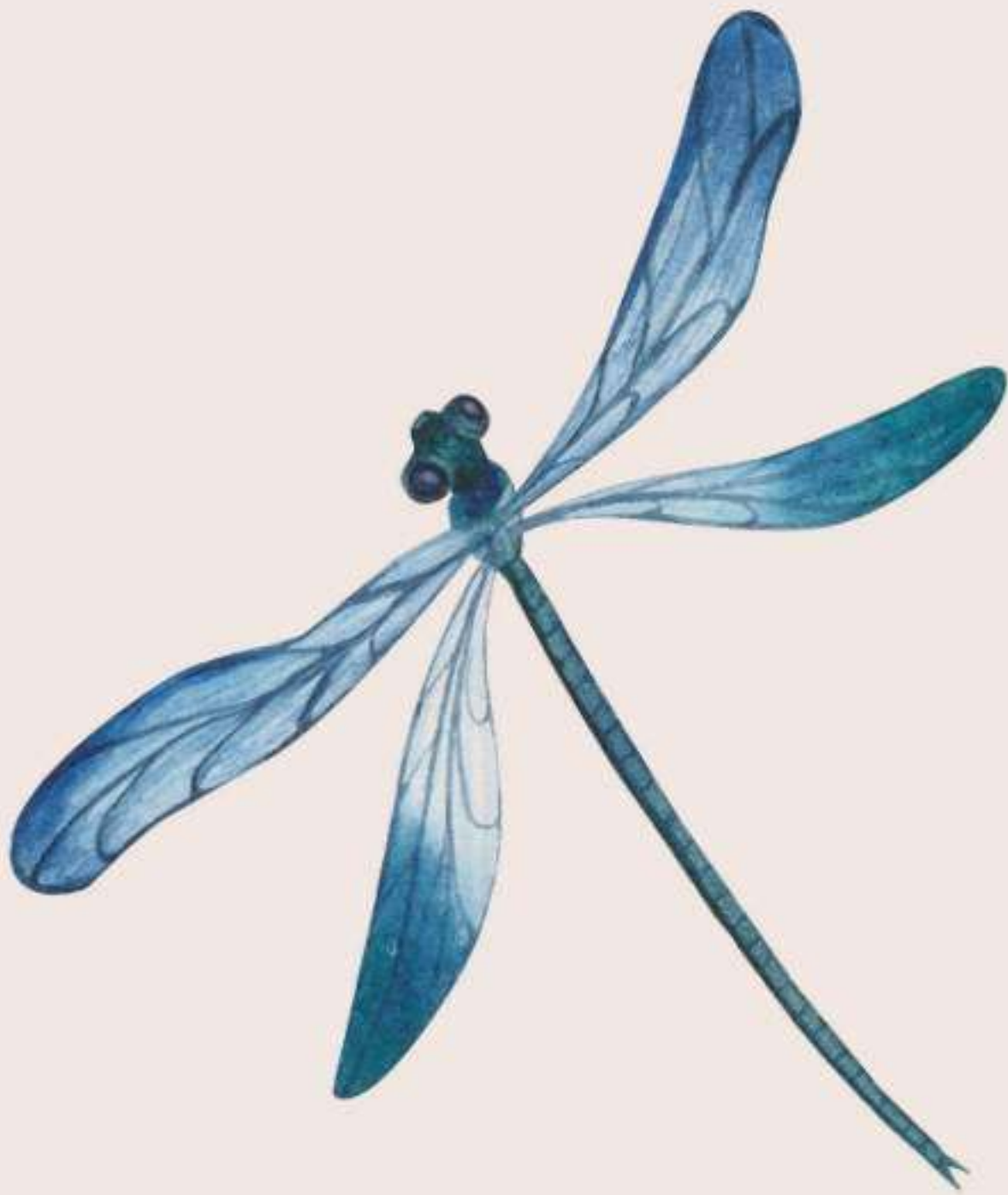
4BHK

Area : 3465 Sft - Staff Room

Key Plan



- |                                 |                                    |                                |                               |
|---------------------------------|------------------------------------|--------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>12'0" X 14'0"       | 15 Powder Room<br>6'0" X 5'0"  | 22 Balcony                    |
| 2 Drawing Room<br>13'0" X 13'0" | 9 Toilet<br>9'0" X 6'0"            | 16 Pooja<br>3'4" X 6'0"        | 23 Maid Room<br>8'4" X 10'0"  |
| 3 Dining Room<br>17'8" X 17'8"  | 10 Master Bedroom<br>12'0" X 20'8" | 17 Kitchen<br>12'0" X 12'8"    | 24 Maid Toilet<br>4'0" X 7'0" |
| 4 Living Room<br>12'0" X 10'2"  | 11 Closet<br>7'0" X 6'8"           | 18 Store<br>5'8" X 5'0"        |                               |
| 5 Bedroom 2<br>12'0" X 14'0"    | 12 Toilet<br>7'0" X 9'0"           | 19 Utility Area<br>6'4" X 9'0" |                               |
| 6 Closet<br>6'0" X 5'2"         | 13 Bedroom 4<br>11'0" X 16'0"      | 20 Balcony                     |                               |
| 7 Toilet<br>6'0" X 8'6"         | 14 Toilet<br>5'0" X 9'0"           | 21 Sit-Out<br>12'0" X 9'0"     |                               |







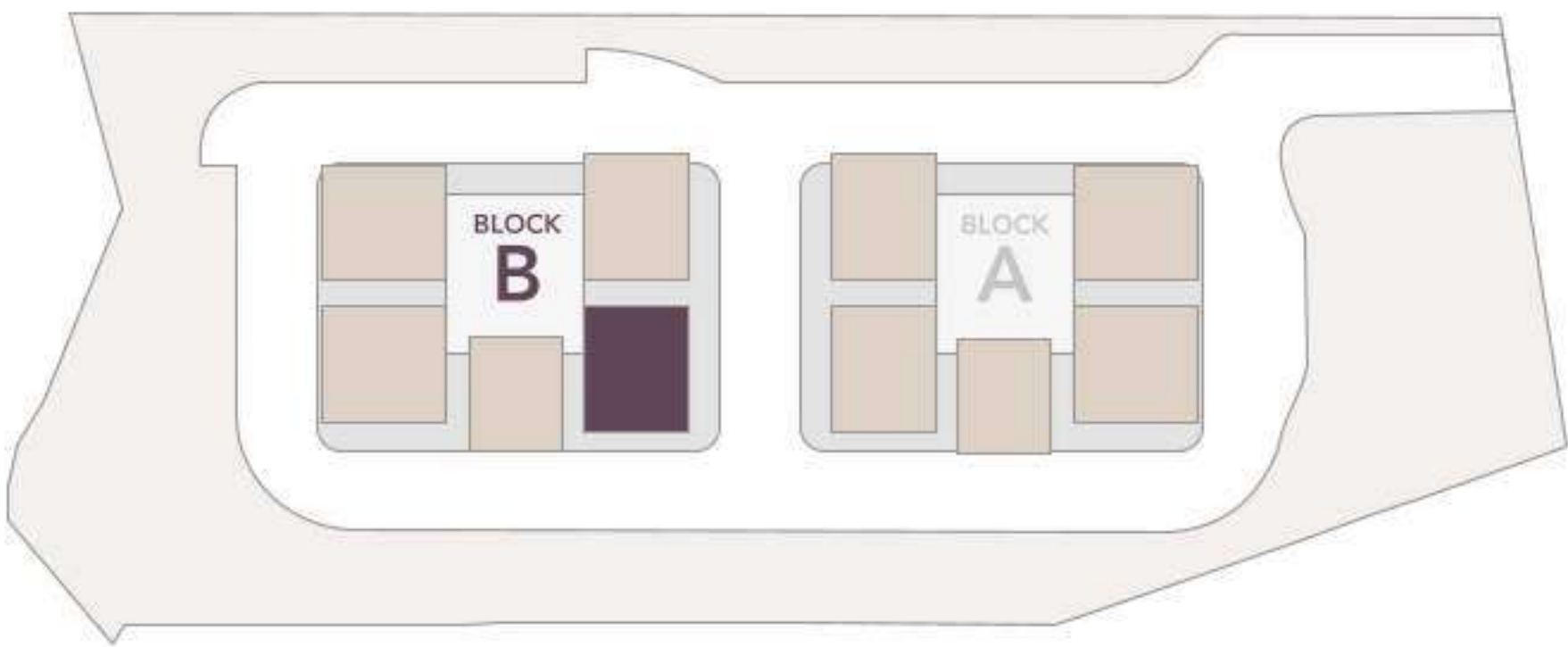
Tower B

Unit 2 (West)

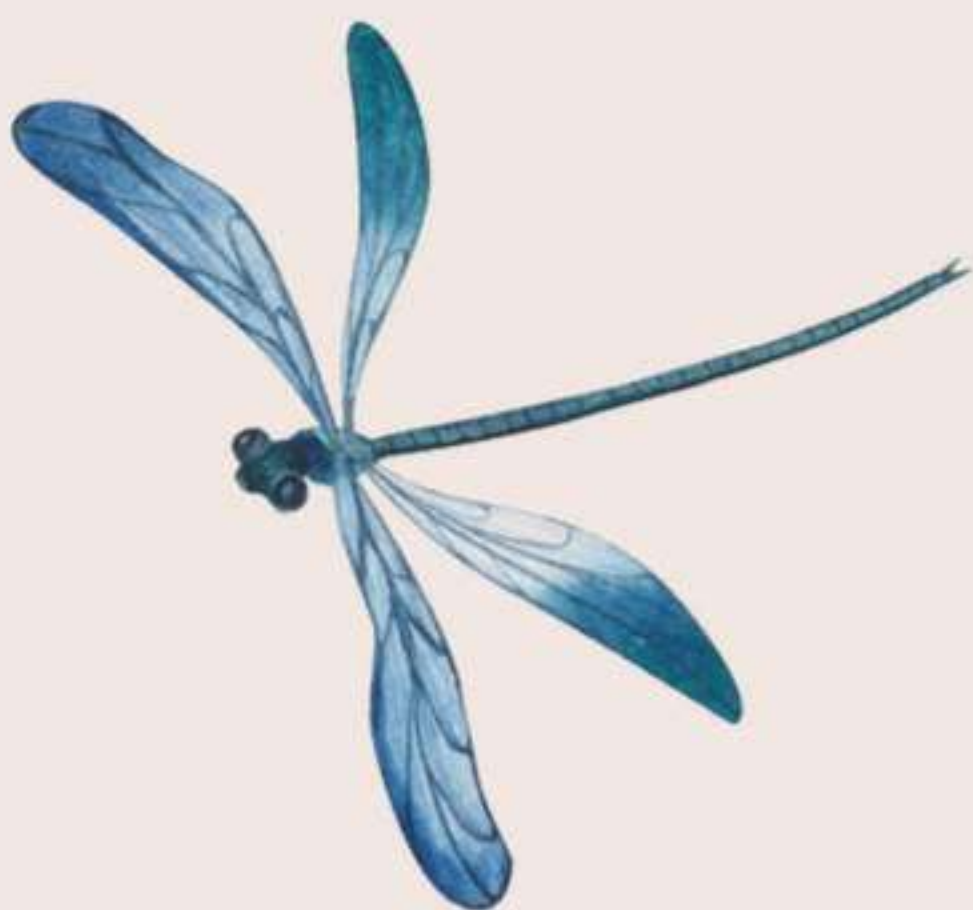
4BHK

Area : 3260 Sft - Staff Room

Key Plan



- |                                 |                                    |                                |                               |
|---------------------------------|------------------------------------|--------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>12'0" X 12'0"       | 15 Powder Room<br>4'6" X 5'8"  | 22 Maid Room<br>6'0" X 7'6"   |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>9'0 X 6'0"             | 16 Pooja<br>4'0" X 5'0"        | 23 Maid Toilet<br>4'0" X 6'0" |
| 3 Dining Room<br>16'8" X 17'8"  | 10 Bedroom 4<br>12'0" X 12'0"      | 17 Kitchen<br>12'4" X 10'0"    |                               |
| 4 Living Room<br>12'0" X 14'2"  | 11 Toilet<br>8'6" X 5'0"           | 18 Store<br>4'0" X 7'0"        |                               |
| 5 Bedroom 2<br>14'0" X 12'0"    | 12 Master Bedroom<br>14'0" X 15'0" | 19 Utility Area<br>6'0" X 7'6" |                               |
| 6 Closet<br>7'0" X 4'8"         | 13 Closet<br>5'2" X 7'0"           | 20 Sit-Out<br>12'0" X 9'0"     |                               |
| 7 Toilet<br>7'0" X 7'0"         | 14 Toilet<br>8'6" X 7'0"           | 21 Balcony                     |                               |







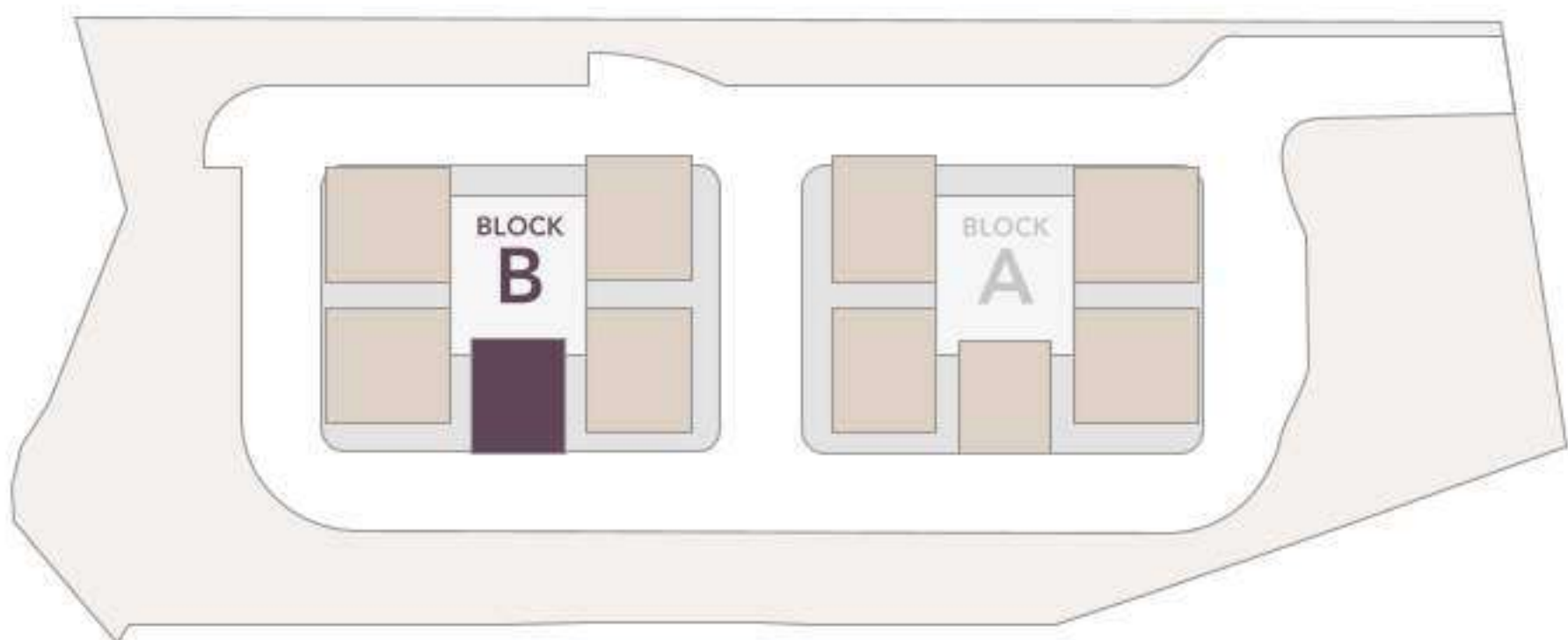
Tower B

Unit 3 (North)

3BHK

Area : 2640 Sft - Staff Room

Key Plan



- |   |                               |    |                                 |    |                              |
|---|-------------------------------|----|---------------------------------|----|------------------------------|
| 1 | Drawing Room<br>12'0" X 12'0" | 7  | Toilet<br>9'0" X 6'0"           | 13 | Utility Area<br>5'0" X 10'4" |
| 2 | Dining Room<br>16'4" X 12'0"  | 8  | Master Bedroom<br>13'4" X 15'0" | 14 | Sit-Out<br>12'0" X 9'0"      |
| 3 | Living Room<br>12'0" X 11'8"  | 9  | Closet<br>5'0" X 7'6"           | 15 | Balcony                      |
| 4 | Bedroom 3<br>13'4" X 12'0"    | 10 | Toilet<br>8'0" X 7'6"           | 16 | Maid Room<br>8'0" X 6'0"     |
| 5 | Toilet<br>9'0" X 5'0"         | 11 | Pooja<br>4'0" X 5'0"            | 17 | Maid Toilet<br>6'0" X 4'0"   |
| 6 | Bedroom 2<br>13'4" X 12'6"    | 12 | Kitchen<br>9'0" X 14'0"         |    |                              |







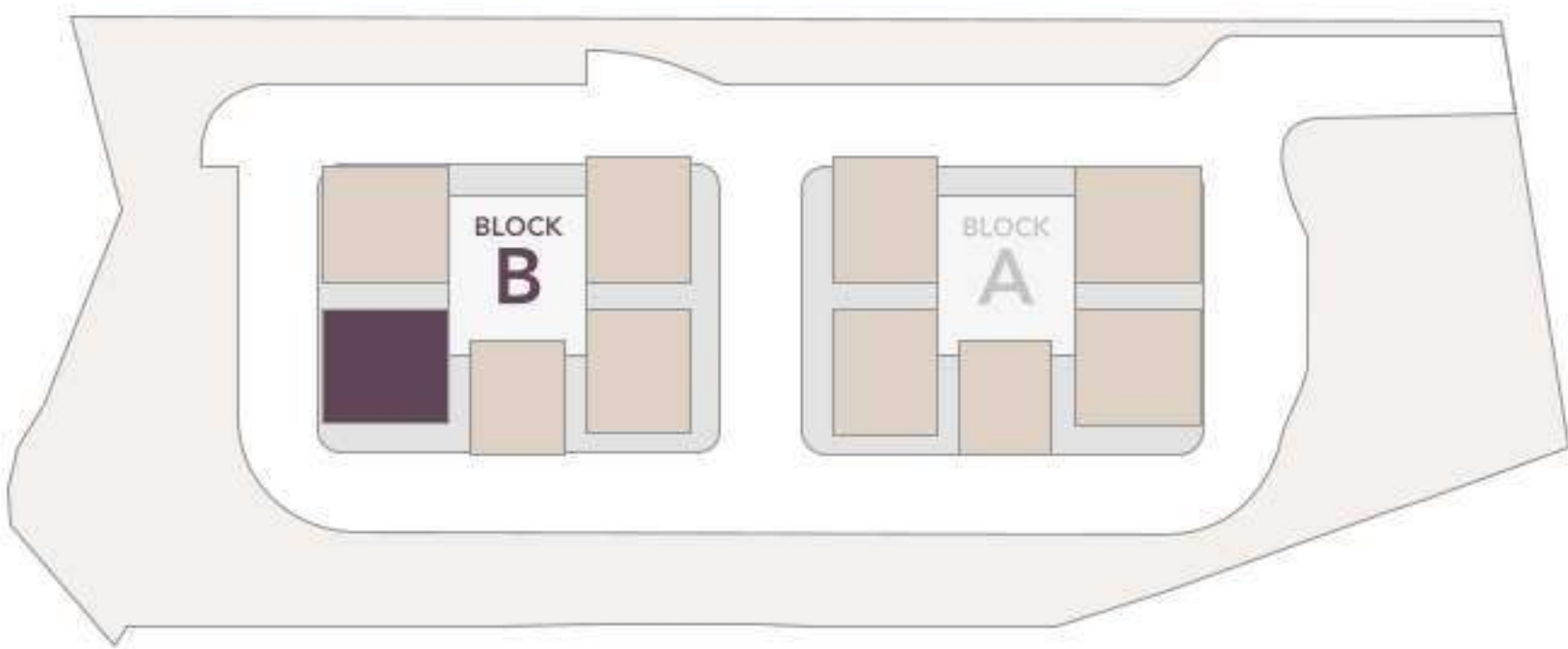
Tower B

Unit 4 (East)

4BHK

Area : 3775 Sft - Staff Room

Key Plan



1 Entrance Lobby

2 Drawing Room  
14'0" X 13'0"

3 Dining Room  
14'6" X 22'8"

4 Living Room  
14'0" X 14'0"

5 Bedroom 3  
14'0" X 12'0"

6 Toilet  
9'0" X 6'0"

7 Bedroom 2  
14'0" X 12'0"

8 Closet  
7'6" X 4'8"

9 Toilet  
7'6" X 7'0"

10 Bedroom 4  
11'0" X 13'0"

11 Toilet  
5'0" X 9'0"

12 Master Bedroom  
16'6" X 13'0"

13 Closet  
7'8" X 8'0"

14 Toilet  
8'6" X 8'0"

15 Powder Room  
5'0" X 5'8"

16 Pooja  
6'0" X 4'0"

17 Kitchen  
12'0" X 12'0"

18 Store  
8'4" X 4'0"

19 Utility Area

20 Balcony

21 Sit-Out  
9'0" X 14'0"

22 Balcony

23 Maid Room  
10'2" X 10'0"

24 Maid Toilet  
7'0" X 4'0"



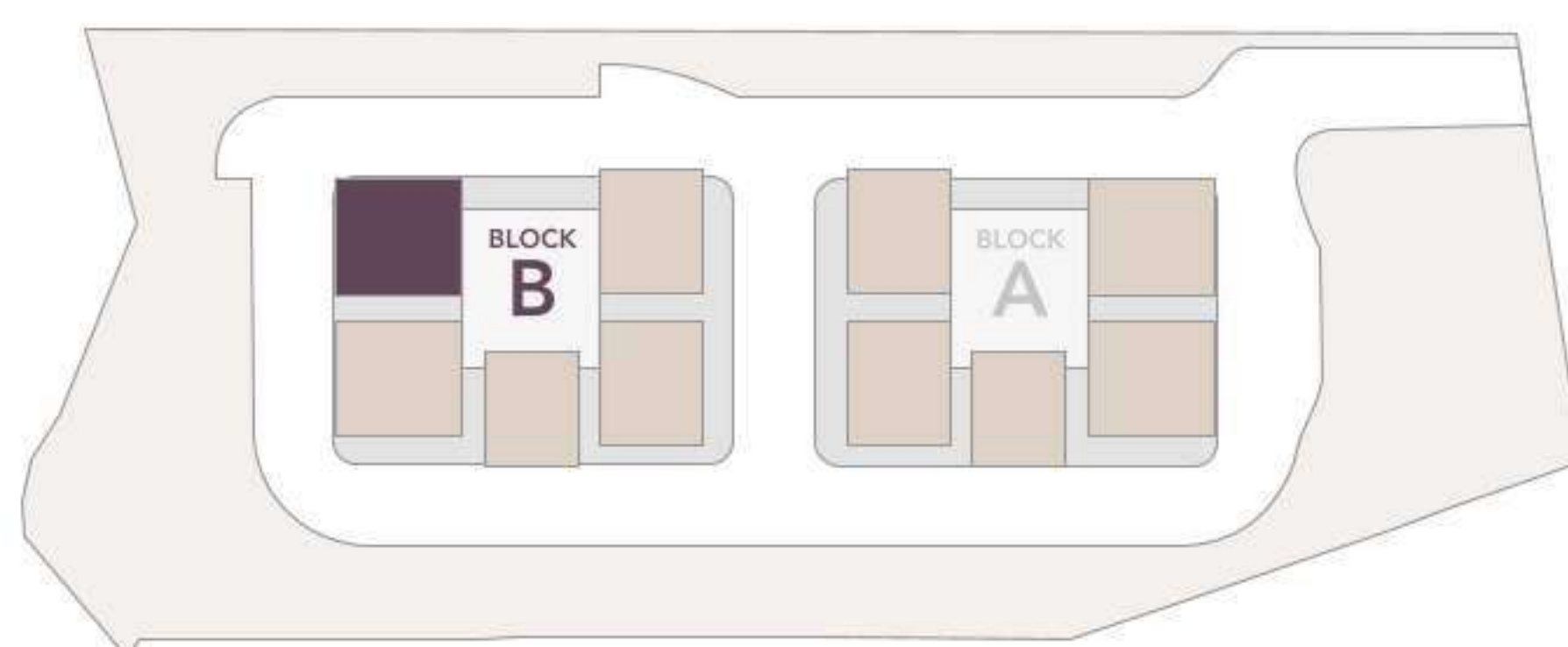


## Tower B | Unit 5 (East)

### 4BHK

Area : 3755 Sft - Staff Room

#### Key Plan



- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Closet<br>7'6" X 4'8"            | 15 Powder Room<br>5'0" X 5'8" | 23 Maid Room<br>8'4" X 10'0"  |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>7'6" X 7'0"            | 16 Pooja<br>6'0" X 4'0"       | 24 Maid Toilet<br>4'0" X 6'0" |
| 3 Dining Room<br>14'6" X 22'8"  | 10 Bedroom 4<br>11'0" X 13'0"      | 17 Kitchen<br>12'0" X 12'0"   |                               |
| 4 Living Room<br>14'0" X 14'0"  | 11 Toilet<br>5'0" X 9'0"           | 18 Store<br>8'4" X 4'0"       |                               |
| 5 Bedroom 3<br>14'0" X 12'0"    | 12 Master Bedroom<br>16'6" X 13'0" | 19 Utility Area               |                               |
| 6 Toilet<br>9'0" X 6'0"         | 13 Closet<br>7'8" X 8'0"           | 20 Balcony                    |                               |
| 7 Bedroom 2<br>14'0" X 12'0"    | 14 Toilet<br>8'6" X 8'0"           | 21 Sit-Out<br>9'0" X 14'0"    |                               |
|                                 |                                    | 22 Balcony                    |                               |



# Specifications



[Details >](#)



Bedrooms, Drawing Room, Dining Room, and Living Room

Wall Finishes	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish.
Flooring	Premium Large Format Tiles, Indian or imported, with skirting as per design / requirement. <i>Optional in the Master Bedroom: laminated wooden flooring with skirting as per design / requirement.</i>
Ceiling Finishes	One coat of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (one coat putty, one coat primer, one coat paint). Gypsum boxing to cover services as per design / requirement.

Bathrooms and Powder Room

Wall Finishes	Dado up to false ceiling height using glazed ceramic / vitrified / concept design tiles of premium make.
Flooring	Anti-skid vitrified tiles of reputed make.
Ceiling Finishes	Grid ceiling or false ceiling with gypsum / PVC / calcium silicate board, moisture resistant grade with trap door as per requirement.
Plumbing Fixtures	Premium quality plumbing fixtures from reputed manufacturers.
Sanitary -ware	Premium quality wall mounted EWC with concealed flush tank of reputed brand.
Bath & Shower	Shower area with glass partition. Premium quality shower / hand shower and bath spout with single lever mixer of reputed brand. <i>Not provided in Powder Room.</i>
Vanity & Washbasin	Countertop washbasin with single lever mixer and vanity unit. Provision for shaver socket as per electrical design.
Ventilation & Exhaust	Ceiling integrated exhaust system for EWC and shower area, as applicable.







## Balconies and Sit-outs

Wall Finishes	Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.
Flooring	Anti-skid vitrified tiles in wooden / natural stone finish of reputed make.
Ceiling Finishes	Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.
Railing	SS or Aluminum Railing with laminated glass designed as per relevant IS codes.

## Kitchen

Wall Finishes	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (two coats putty, one coat primer, two coats paint). <i>Optional: Dado up to ceiling height using vitrified tiles for better compatibility with modular kitchen equipment.</i>
Flooring	Premium large format tiles, Indian or Imported, with skirting as per design / requirement.
Ceiling Finishes	One coat of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (one coat putty, one coat primer, one coat paint). <i>Gypsum boxing to cover services as per design / requirement.</i>
Exhaust	Provision for exhaust and chimney.
Plumbing	Provision for water purifier, kitchen sink and dishwasher. <i>No counter or sink provided for better compatibility with modular kitchen equipment.</i>
Appliances	Provision of electrical sockets for cooking range and appliances. <i>Hob, chimney, refrigerator, microwave oven, mixer, dishwasher, and additional points as per design.</i>

PNG / LPG	Piped LPG / PNG gas connection with gas meter and gas leak detector.
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Utility Area

Wall Finishes	Vitrified tiles dado up to height of the parapet wall and exterior grade paint above.
Flooring	Matte finish full body vitrified tiles.
Ceiling Finishes	Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.
Railing	Will be provided as per design intent.
Plumbing	Provision for kitchen sink, washing machine, and dryer.
Appliances	Electrical sockets for washing machine and dryer.

Maid’s Room

Finishes	Masonite / WPC doors with paint finish, vitrified tiles flooring, OBD paint on walls (room), vitrified tiles dado (toilet walls), grid ceiling or OBD paint (ceiling).
Fixtures	Basic plumbing, electrical and ventilation fixtures. DTH provision for TV. Electricity, water, and hot water provided from the respective unit.

Joinery

Main & Internal Doors	Engineered wood / hard wood door frame and veneered flush shutter with premium finishes and hardware of reputed make. Main Door: 8’ x 4’6” Internal Doors: 8’ x 3’6”
Toilet & Utility Doors	Engineered wood / hard wood door frame with one side veneer and the other side with laminate flush shutter with hardware of reputed make. Toilet & Utility Doors: 8' x 2'6" Wide Toilet Door: 8’ x 3’ in one bedroom other than the master bedroom for improved wheel chair access.
Sit-out & Balcony Doors	Aluminum double glazed sliding doors with premium hardware and integrated insect screen.

Windows & Ventilators	Aluminum double glazed sliding windows and ventilators with premium hardware and integrated insect screen.
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## Utility Provisions

Heat Pump	Energy efficient heat pump water heater provided in each unit
HVAC	Electrical provision for split ACs in all bedrooms, drawing / dining / living areas. Concealed copper piping and concealed drain piping for split ACs will be provided for all bedrooms, drawing / dining / living areas.
Electrical	Modular switches of premium make. MCB of a reputed make for distribution boards in each unit. One earth leakage circuit breaker for each unit / flat. Adequate power points for unit area as per electrical design. Three-phase supply in each unit, with individual prepaid meters.
Telecom, TV & Internet	DTH provision for TVs in Drawing, Living and Bedrooms. Provision for telephone in Drawing Room. Internet provision for the unit with network cabling in Drawing, Living and Bedrooms.
Power Backup	100% Power backup with DG sets with acoustic enclosure - with dual electricity meter.

## Structure

Super Structure	RCC Shear Wall Structural System, designed to withstand wind and seismic loads as per relevant IS Codes.
Walls	Reinforced shear walls / cement concrete blocks as per design / requirement.
Towers	Two Towers, 55 Floors in Each Tower, 5 Apartments per Floor, Floor to Floor Height of 3.3 meters.

## Paint Finishes

External	Two coats of acrylic exterior emulsion paint with texture finish as per design.
Internal	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (two coats putty, one coat primer, two coats paint).







Entrance and Lift Lobby

Wall Finishes	Premium quality tile / natural stone / any other material cladding as per design.
Flooring	Premium quality tile / natural stone / any other material flooring as per design.
Ceiling Finishes	False ceiling in wood / metal / gypsum board / any other material as per design.
Railings	Laminated glass with SS of IS 316 grade handrail / balustrades as per design.
Improved Access	Accessible and non-slippery ramps at all entrances will be provided for wheelchair users / persons with reduced mobility.

Corridors

Wall Finishes	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (two coats putty, one coat primer, two coats paint).
Flooring	Premium quality tile / natural stone / any other material flooring as per design. Staircase: Natural stone flooring as per design.
Ceiling Finishes	False ceiling as per design with gypsum board.

Elevators

Passenger	6 high speed automatic passenger lifts of reputed make in each tower, with rescue device, V3F for energy efficiency.
Goods & Services	2 dedicated lifts of reputed make for goods / services for each tower.



## Parking and Traffic Management

Parking	Pre-allotted covered car parking space across 4 levels of basements with adequate visitor's car parks with parking signage and equipment as per parking and traffic safety plan.
Parking Finishes	VDF Flooring and VDF with broom finish Driveway with marking as per standards. Granolithic / stamped concrete / cobble stone / VDF ramps. OBD paint on cellar walls.
Traffic Management	Traffic safety devices such as convex mirror, road studs, wheel stoppers, speed bumps in cellar and podium drive-ways as per traffic safety plan.
Parking Amenities	One parking space per unit to have a provision for EV charging. Provision for car wash facility in one of the 4 levels of basements. Drivers lounge and toilets for visitors and residents drivers.
Improved Access	Designated car parking spaces, uniformity in floor levels and visual information / warning signages.

## Safety, Security and Smart Controls

Access Control	Access control at main gate and basement entry with smart and interactive security systems including boom barriers, crash barriers as per design.
Security	IP-based CC cameras covering entire external and internal common areas of the podium level, inside all elevators and specific areas of the club house and terrace.
Lighting	Provision for lighting as per design for the podium and common areas with sensor or timer-based control system.
BMS	Centralized BMS controls for common MEP services.
Fire Safety	Fire alarms, heat / smoke detectors in all apartments. Fire sprinklers and hydrants installed as per fire regulations. PA system in all floors and basements with control panel at Fire Command Center. Fire Command Center provided as per regulations. 2-hour fire rated door with window size per norms in Fire Staircase.







Utility Provisions

Electrical	High Side: as per load calculation. Low Side: provision of electrical sockets in common areas as per electrical design.
Power Backup	100% power backup with DG sets and acoustic enclosure.
HVAC and Shafts	Air-conditioning in building main lobbies on ground level as per design. ODU Shafts: Aluminium louvres with powder coat finish or MS railings. Ventilation cutouts: MS railing as per standards. Service shaft doors: Powder coated GI door with frame (factory made) as per vendor specifications.
Water Supply	Hydro-pneumatic system for water supply with 100% treated water.
LPG / PNG	Central gas bank with gas leak detector system.
Waste Management	Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from STP is used for landscaping and flushing. Garbage-collection chute will be provided at every floor and centrally collected for better disposal.



# Pause and care for the Earth

## Eco-friendliness

High-performance glazing on windows

Adequate light and ventilation

Energy-efficient electrical fittings and equipment

High-quality and low-maintenance finishes

Heat pump water heating system in every unit

Onsite sewage treatment

Recycled water for landscaping and flushing

Water-efficient sanitary fixtures











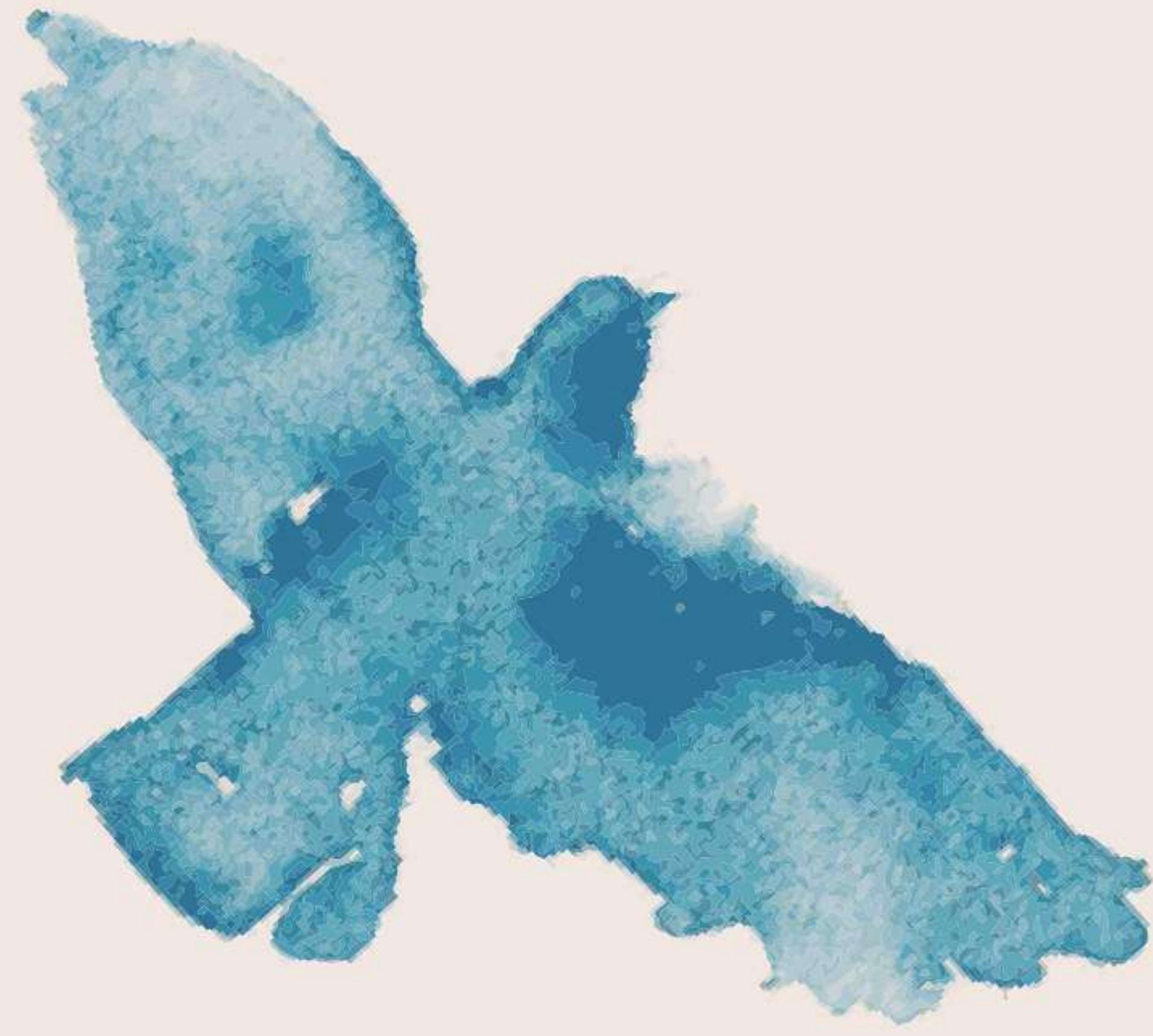
Pause  
and say  
hello to  
the team



Team Elena >



# LANSUM Enpoint.



## Lansum Properties

Founded in 2012 by Mr. Umesh Kunapareddy, the Lansum Group has established itself as a leader in high-quality real estate developments. With over 5 million square feet of space delivered across 20 projects, Lansum specializes in creating premium apartments, villas, and gated communities. The group has also expanded into the hospitality industry, partnering with Radisson to develop key properties, including the Radisson Blu Resort and Convention Center in Vishakapatnam and the upcoming India's first Radisson Collection property in Hyderabad.

## Upcoming Residential Projects



12+  
years in  
business

65+  
acres of  
land developed

5+  
million  
square feet built

20+  
projects  
completed

12+  
million square feet  
under development



# Enpoint Realty

Enpoint Realty, established by the team that launched an award-winning luxury maternity hospital chain, is dedicated to distinguishing itself in the real estate industry by delivering exceptional customer experiences. The company focuses on developing properties that combine thoughtful design and innovative features, enhancing the quality of everyday living, working, and leisure.

# Lansum Enpoint

Lansum Enpoint is a joint venture between Lansum Group and Enpoint Realty, merging Lansum’s expertise in high-quality construction with Enpoint’s innovative approach to customer-centric developments. This collaboration aims to set new benchmarks in the real estate industry by delivering projects that combine aesthetic elegance with functional excellence.

## Team of consultants

### Architects



**Genesis Planners Pvt. Ltd.**  
<https://genesisplanners.in/>

### Structural Design



**ARSA Engineering Consulting Services Pvt. Ltd.**  
<https://arsaengineers.com/>

### MEP Consultants



**Synergy Infra Consultants Pvt. Ltd.**  
<https://www.synergyinfra.com/>

### Landscaping



**Naveen Associates**  
<https://www.naveenassociates.com/>

### Interior Architects



**23DDS**  
<https://23dds.com/>

**RERA P02400007478**

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\*All floor plan measurements are approximate and subject to variations.





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